

LOOE TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING



On Tuesday 12 April 2022 at 6.00pm

At Looe Library & Community Hub, The Millpool, Looe, PL13 2AF

REPORT TO COUNCIL

PRESENT: Chair: Councillor J Lundy
 Councillors: A Toms, E Hannaford, S Barker

OFFICERS: Karen Vaughan – Administration & Planning Officer (APO)

		ACTIONS
	<p>WELCOME The Chair welcomed Councillors and members of the public to the meeting.</p>	
172.	<p>TO RECEIVE AND CONSIDER APOLOGIES Apologies were received and accepted from Cllr M Powell</p>	
173.	<p>TO RECEIVE DECLARATIONS OF INTEREST Cllr Toms declared an interest in matters pertaining to Cornwall Council, Looe Harbour Commission and Looe Development Trust.</p> <p>Cllr Hannaford declared an interest in any matters pertaining to Cornwall Council.</p>	
174.	<p>TO RECEIVE QUESTIONS OR STATEMENTS FROM MEMBERS OF THE PUBLIC Members of the public confirmed their interest in application ref. PA21/12024 and it was agreed to re-order the agenda to discuss this prior to other agenda items.</p> <p>The applicant in attendance advised that following the meeting of this Committee in February, they had worked with CC Planning Officer and taken account of comments and concerns raised, resulting in amendments to their plans for the property including:</p> <ul style="list-style-type: none"> • Reduction in amount of glazing to front aspect; • Addition of roof heights to plans; • Changes from flat to pitched roofs; • Setting front solar panels into roof; • Creating planted area to reduce size of decking and improve privacy 	

	<p>screening.</p> <p>The second member of the public in attendance explained that they were a neighbour to the property and that they were most affected by the proposed build. They circulated copies of the comments that they had made to Cornwall Council and talked through their concerns including:</p> <ul style="list-style-type: none"> • Request for planted area to be a requirement in perpetuity; • Shadowing/loss of light as a result of decking, garden room and ridge height; • Access requirements at their property during building and for maintenance; • Retention of boundary wall between their property and development site. <p>Councillors thanked the members of the public for their attendance and the constructive process of discussing the application. They explained Material Planning Considerations and those matters which could be considered by the Planning Committee as opposed to those dealt with under Building Regulations or other legislation. The potential need for a party wall agreement was raised.</p> <p>It was resolved to SUPPORT the application with conditions and recommendation to the Case Officer (refer to Planning Applications list in Appendix A). Proposed by Cllr Lundy, seconded by Cllr Hannaford. All in favour.</p> <p>Members of the public left the meeting and the Chair returned to the correct order of the Agenda.</p>	
175.	<p>TO RESOLVE TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD 12TH JANUARY 2022</p> <p>It was resolved to approve the Minutes of the Planning Committee Meeting held on 8 February 2022. Proposed by Cllr Lundy, seconded by Cllr Toms. All in favour.</p>	
176.	<p>TO RESOLVE TO APPROVE COMMENTS MADE TO CORNWALL COUNCIL FOLLOWING PLANNING BRIEFINGS ON 15 FEBRUARY, 24 FEBRUARY AND 10 MARCH 2022</p> <p>It was resolved to approve the comments made to Cornwall Council following planning briefings on 15 February, 24 February and 10 March 2022. Proposed by Cllr Lundy, seconded by Cllr Hannaford. All in favour.</p>	
177.	<p>TO RECEIVE AN UPDATE FROM THE ADMIN & PLANNING OFFICER</p> <p>The APO had provided a written report and no questions were raised about matters not covered on Agenda for this meeting.</p>	
178.	<p>CORRESPONDENCE (FOR INFORMATION ONLY)</p>	

	<p>Correspondence had been circulated to members and was noted in relation to:</p> <ul style="list-style-type: none"> • 1 Glencairn – Officer response to LTC comments on windows • Anjoma – Officer response re. sourcing of preferred weather boarding • Cornish language names – e-mail from CC • Howl Ughel – neighbour correspondence and Officer e-mails • Klymarvin – Officer update re withdrawn application • Land North of Kilhallon – Officer e-mail about refusal • Land off Barbican Hill – email correspondence re NDP policies • Looe NDP – resident comments to Steve Besford-Foster • PA21/10372 – resident comments on application • PA22/01585 – resident comments on application • Trees to Barratt site – resident email • Veronica – Officer update <p>A letter from Bartram Deakin re UPVC windows was noted and it was agreed that the Chair would draft a response and share with Committee.</p> <p>Notification of progress of the Morval NDP was noted and it was agreed that there was no need for a Looe Town Council response to the consultation subject to any boundary issues which Cllr Toms would check.</p> <p>An e-mail was noted in respect of planning application PA22/00054 re. St Martins Field after LTC’s request for further information. It was agreed to OBJECT to this application due to highways concerns.</p>	<p>Cllr Lundy draft letter</p> <p>Cllr Toms confirm</p> <p>APO update portal</p>
<p>179.</p>	<p>TO RECEIVE AND NOTE DECISION NOTICES The Chair drew members’ attention to the spreadsheet of decisions made available to the Committee. It was noted that Looe Town Council recommendations were currently 91.57% in line with Cornwall Council decisions.</p>	
<p>180.</p>	<p>TO RECEIVE AND DISCUSS SITE MEETINGS AND PLANNING APPEALS None received</p>	
<p>181.</p>	<p>TO RECEIVE AND DISCUSS 5-DAY PROTOCOLS None receive</p>	
<p>182.</p>	<p>TO RECEIVE A REPORT FROM THE PAVEMENT LICENSING WORKING GROUP None received</p>	
<p>183.</p>	<p>TO CONSIDER PLANNING APPLICATIONS AS LISTED AND MAKE RECOMMENDATIONS TO CORNWALL COUNCIL The Committee discussed the remaining planning applications as listed and made recommendations as per Appendix A.</p>	

	<p>PA22/01588 - It was resolved to SUPPORT this application with a recommendation. Proposed by Cllr Lundy, seconded by Cllr Toms. All in favour.</p> <p>PA22/02463 – Works to trees were noted</p> <p>PA22/01753 - It was resolved to SUPPORT this application subject to an amendment. Proposed by Cllr Lundy, seconded by Cllr Toms. All in favour.</p> <p>PA21/11430 - It was resolved to SUPPORT this application subject to intended use condition. Proposed by Cllr Lundy, seconded by Cllr Toms. All in favour.</p> <p>PA22/02224 - It was resolved to SUPPORT this application. Proposed by Cllr Lundy, seconded by Cllr Toms. All in favour.</p> <p>PA22/01584 and PA22/01585 – It was resolved to respond with NO OBJECTIONS subject to assurances about enhancement and preservation and a further report from the Conservation Officer.</p> <p>PA22/10372 - It was resolved to SUPPORT this application subject to an amendment. Proposed by Cllr Lundy, seconded by Cllr Toms. All in favour.</p> <p>PA22/02912 - It was resolved to SUPPORT this application. Proposed by Cllr Lundy, seconded by Cllr Toms. All in favour.</p> <p>PA21/10277 - It was resolved to OBJECT to this application. Proposed by Cllr Lundy, seconded by Cllr Hannaford. All in favour.</p> <p>PA22/01969 - It was resolved to SUPPORT this application with a recommendation. Proposed by Cllr Lundy, seconded by Cllr Toms. All in favour.</p> <p>PA22/12369 - It was resolved to SUPPORT this application. Proposed by Cllr Toms, seconded by Cllr Lundy. All in favour.</p> <p>PA22/03070 - It was resolved to SUPPORT this application. Proposed by Cllr Lundy, seconded by Cllr Barker. All in favour.</p>	
<p>184.</p>	<p>TO RECEIVE AN UPDATE ON THE PROGRESS OF THE LOOE NEIGHBOURHOOD DEVELOPMENT PLAN</p> <p>Cllr Lundy reported that a referendum date of 12 May had been set and other local organisations were supporting Town Council messages encouraging people to vote. The APO distributed leaflets which had been produced to explain the NDP and provide case studies.</p> <p>Cllr Hannaford stated that radio interviews had been done by herself and Cllr Lundy prior to referendum date being announced so content had been reviewed to ensure that there was no breach of ‘purdah’ rules if broadcast during pre-referendum period.</p>	

	<p>Cllr Lundy confirmed that hard copies of final NDP document had been distributed and meeting with NDP volunteers was taking place the following day.</p>	
185.	<p>TO RECEIVE AN UPDATE ON THE BARRATT'S SITE, EAST LOOE A question was raised about the allocated employment land off Kimlers Way and response to e-mails received in this respect. It was agreed that APO would share letter sent to Architects who approach Council recently and that Cllr Lundy/Hannaford would share more recent request received.</p> <p>Cllr Toms reported that he had raised the issue of the space allocated for employment with Cornwall Council and discussed with them issues around ownership of the site and legal mechanisms that may be needed. CC had assured Cllr Toms that they would include their local member in any relevant meetings and in scrutiny of the process.</p> <p>Cllr Toms stated that regular monitoring of tree-planting at the Barratt estate was ongoing.</p>	<p>APO & Cllr Lundy/ Hannaford circulate</p>
186.	<p>TO DISCUSS AND RECOMMEND COMMUNICATION OF KEY MESSAGES The distribution of Conservation Area leaflets was discussed and it was agreed to work with a volunteer to organise this after the NDP referendum date.</p>	<p>Cllr Lundy liaise with volunteer</p>
187.	<p>TO DISCUSS REVIEW OF TOWN COUNCIL PLANNING POLICIES AND AGREE ACTIONS A draft policy had been circulated which combined pre-application consultation policy, planning appeals policy and commercially sensitive material checklist. No amendments were requested and it was agreed to recommend the new Planning Consultation Policy to Full Council for approval.</p> <p>The Committee discussed Petitions Policy and how this had been allocated to Planning. It was agreed that this was a matter for Full Council and would be referred back to Policy & Strategy Committee for review.</p>	<p>Cllr Lundy propose at FC</p> <p>APO refer to Chair of P&S</p>
188.	<p>TO DISCUSS PLANNING COMMITTEE PRIORITIES The priorities for Planning Committee were agreed as:</p> <p>Neighbourhood Development Plan Community engagement in planning matters Education and Information about planning rules</p>	
189.	<p>OTHER URGENT BUSINESS AS DETERMINED BY THE CHAIR No matters.</p>	

190.	EXCLUSION OF MEMBERS OF THE PRESS AND PUBLIC No matters.	
	DATE OF NEXT PLANNING COMMITTEE MEETING The next planning meeting is scheduled for Tuesday, 17 May 2022 at 6.00pm in the Council Chamber at Looe Library & Community Hub, The Millpool, Looe Meeting closed at 7.45pm	

Signed

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