



LOOE TOWN COUNCIL KONSEL TRE LOGH

MINUTES OF THE PLANNING COMMITTEE MEETING

Held on 11th April 2023 at 6.00pm

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

REPORT TO COUNCIL

PRESENT: Chair: Councillor J Lundy (JL)
Councillor S Barker (SB)
Councillor W Edwards (WE)
Councillor E Hannaford (EH)
Councillor Jasper Graham Jones (JGJ)

OFFICERS: Schanine Bonney – Administration and Planning Officer (APO)

In Attendance:
3 members of the public
Councillor A Toms (AT)

	Welcome	ACTIONS
	Cllr Lundy welcomed Councillors and outlined the purpose of this committee meeting.	
163.	To Receive and Consider Apologies Cllr Powell was absent from the meeting. Cllr Jasper Graham-Jones was co-opted to the Committee for this meeting.	
164.	To Receive Declarations of Interest Declarations of Interest were received from the following: Cllr Toms declared an interest in matters pertaining to Cornwall Council.	
165.	To Receive Questions or Statements from Members of the Public The Chair checked which agenda items were of particular interest to members of the public attending and it was agreed to re-order the agenda so that those matters could be discussed first.	

To Receive a Presentation from Mr David Ray regarding the planning Application for the Former Chapel of Rest in West Looe.

PA23 00101

Mr Ray gave a presentation regarding this planning application, a discussion then ensued.

Cllr Lundy advised the committee that he agreed with the concerns raised by Looe Development Trust and that a comprehensive land stability report is still required therefore it is against the policy CCLS4- Development on or Near to Unstable or Potentially Unstable Land of the Looe Neighbourhood Development Plan and the possible overdevelopment, which would be against Policy 12- Design & Bulk of the Cornwall Local plan as the impact on the area is inappropriate due to an overbearing design and possible loss of privacy, he then referred further to the Looe Neighbourhood Development Plan Policies.

Cllr Hannaford stated that she felt quite relaxed about the NDP policies as outlined with regards to this application and therefore did not feel they should be considered, Cllr Barker and Cllr Edwards agreed.

Cllr Lundy remained concerned that a support recommendation would not adhere to the adopted neighbourhood development plan.

It was then discussed that there have been further concerns regarding the change of use, Cllr Lundy quoted Policy E1 section 7.5- strategy of growth and loss of employment space of the Looe Neighbourhood Development Plan, he also reiterated that the committee is very conscious of the land stability and that there was not enough evidence produced to warrant a change of use, further to this the concerns around the bulk and the issue of the ridge height being quite high.

It was also discussed that there are further concerns for the impact of Looe Town Council buildings such as the library for public use.

Cllr Hannaford responded that it would be impractical to keep the building as it is, therefore, a change of use is required. Cllr Lundy said that more information is required from an employment point of view. Cllr Hannaford said that the land stability report can be a condition as with other policies in the Neighbourhood Development Plan including that the building cannot be developed as holiday lets.

Cllr Lundy proposed to Object to the application due to the ridge height and land stability. Cllr Graham-Jones agreed, Cllr Barker said that he was not convinced that the ridge height would be too high.

PA23 00101- It was **resolved** to SUPPORT this application due to a majority vote, subject to the conditions of a land stability report and preventing the use of the building for holiday lets, proposed by Cllr Hannaford, seconded by Cllr Barker with Cllr Edwards in favour.

The Three Seas Development

A representative from Three Seas gave an update on the progress of the intended development of the Looe Coastguard Flats and thanked the Looe Town Council office staff for their help in administration and advertising of the development.

APO to upload
Comments to
Cornwall
Council
Website

	<p>PA23 01798- It was resolved to SUPPORT this application. Proposed by Cllr Lundy, seconded by Cllr Barker, All in favour.</p> <p>The chair thanked members of the public for their attendance and returned to the correct order of the agenda.</p>	
166.	<p>To Resolve to Approve the Minutes of the Planning Committee meeting held on the 7th of March 2023:</p> <p>It was resolved to approve the minutes of the Planning Committee meeting held on 7th March 2023. Proposed by Cllr Lundy, Seconded by Cllr Edwards, All in favour.</p>	APO to update website and permanent record.
167.	<p>Questions on Update from Admin & Planning Officer.</p> <p>Progress report had been provided to Councillors in advance of meeting and no questions were raised.</p>	
168.	<p>Correspondence</p> <p>Correspondence had been circulated to members and was noted in relation to:</p> <ul style="list-style-type: none"> • Email raising concerns from LDT re PA23/00101. • Email raising concerns about PA23/00101. • Hand delivered letter regarding concerns of Bats PA23/00101. • Email to confirm attendance in respect of (PA23/01798). • Email regarding proposed water fountain. • Email to request an additional bin. 	
169.	<p>To Discuss progress on Three seas.</p> <p>See item 165.</p>	
170.	<p>To Receive and Note Decision Notices.</p> <p>It was noted that decisions are currently 85% in line with those of Cornwall Council and the Chair referred to the record of this available to Councillors in meeting folder.</p>	
171.	<p>To Receive and Discuss Site Meetings and Planning Appeals</p> <p>None received.</p>	
172.	<p>To Receive and Discuss 5 Day Protocols</p> <p>It was noted that there were no 5-day protocols that were outstanding.</p>	
173.	<p>To Consider Planning Applications as listed and agree comments/make recommendations to Cornwall Council.</p> <p>The remaining Planning applications were considered:</p> <p>PA23 01517- It was resolved to SUPPORT this application. Proposed by Cllr Lundy, seconded by Cllr Graham-Jones, All in favour.</p> <p>PA23 01516- It was resolved to SUPPORT this application. Proposed by</p>	APO to upload Comments to

	<p>Cllr Lundy, seconded by Cllr Graham-Jones, All in favour.</p> <p>PA23 02324- It was resolved to RESERVE JUDGEMENT Until more information is received as a full planning application. this application. Proposed by Cllr Lundy, seconded by Cllr Graham-Jones, All in favour.</p> <p>PA23 02300- It was resolved to SUPPORT this application Subject to Tree Officer Approval. Proposed by Cllr Lundy, seconded by Cllr Barker, All in favour.</p> <p>PA23 02138- It was resolved to SUPPORT this application. Proposed by Cllr Lundy, seconded by Cllr Barker, All in favour.</p> <p>PA23 02414- It was resolved to Object to this application, Looe Town Council cannot support at this stage but would be happy to reconsider its position when more information is available following a site visit by the Trees Officer as more guidance is needed. Proposed by Cllr Lundy, seconded by Cllr Barker, All in favour.</p> <p>PA23 02422- It was resolved to SUPPORT this application. Proposed by Cllr Lundy, seconded by Cllr Graham-Jones, All in favour.</p> <p>PA23 02143- It was resolved to SUPPORT Subject to principal residency clause. this application. Proposed by Cllr Lundy, seconded by Cllr Barker, All in favour.</p> <p>PA23 01839 - It was resolved to SUPPORT Subject to the Tree Officer Site visit and land stability report. this application. Proposed by Cllr Lundy, seconded by Cllr Graham-Jones, All in favour.</p>	Cornwall Council Website
174.	<p>To Discuss ongoing work of the Planning Committee in line with Strategic Priorities.</p> <p>Looe Town Council will await the overall council strategic plan in the new council year.</p>	
175.	<p>To Discuss and Recommend Communication of Key Messages</p> <p>None</p>	
176.	<p>Other urgent business as determined by the Chairman (for information only)</p> <p>The appointment of a planning consultant.</p>	
177.	<p>Exclusion of members of the press and public</p> <p>No Matters.</p>	
	<p>Date of next Planning Meeting: Tuesday 9th May 2023</p> <p>The Meeting closed at 7.25pm</p>	

Signed

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