

LOOE TOWN COUNCIL
KONSEL TRE LOGH

Looe Library and Community Hub,
The Millpool, West Looe PL13 2AF.
Telephone: 01503 262255 VAT Reg: 381 5093 50



BUSINESS & LEARNING INITIATIVES FOR LOOE

Report to Full Council 30 January 2024

Purposes of report

1. To update Full Council on the progress of the current Community and Stakeholder Engagement.
2. To explain the rationale behind submitting a planning application for a building at the Millpool.
3. To seek a resolution to 'bank the opportunity' by submitting the planning application without delay.

1. Community and Stakeholder Engagement programme

As resolved at the Full Council meeting on 12 December 2023, the Real Ideas Organisation has been commissioned to undertake this programme and to report to the Working Group in mid-February.

The aim is to assess the need, appetite and options for a range of possible interventions to create more and wider opportunities, particularly for younger people, to work full-time and long-term in the town. The output will inform any next steps, with recommendations being made to Full Council in due course.

Real Ideas are currently fulfilling the programme with a series of one-to-one discussions which are proving helpful and informative. These will be rounded off with a drop in community consultation event -4pm- 6pm on Thursday 15 February at the Millpool Centre. The Working Group will meet immediately afterwards, at 6pm, at the Council Offices.

All Councillors are warmly encouraged to attend the drop in community event -and are welcome to attend the following Working Group meeting.

2. Rationale for submitting a planning application

The Council has as yet made no decision on the need for a building to serve longer term Business & Learning initiatives. Nor is Council expected to do so for some time, if ever. Why then propose submitting a full planning application now? The application process will cost some £4,000, though this may be partly covered by a Town Accelerator Fund grant.

- The agreed outputs of the 2022 Town Vitality Grant of £45,000 included the design of a building on the favoured site at the Millpool, adjacent to the Library and Community Hub and extending westwards to the roundabout. A pre-planning application was submitted to Cornwall Council and received an encouraging response. By the time the Working Group was created in Autumn 2022 these plans were well in hand and have since been completed.
- Various surveys required for a planning application were also completed by March 2023 at a cost of some £7,000; these will expire in March 2024 and would need to be extended or renewed at further cost for any later planning application.
- A land stability report would be required before any work was undertaken on site, which is currently a distant prospect. It may be that such a report would be called for during the planning process but we are advised in writing by Cornwall Council that none will need to be submitted with the application. So this time-consuming and expensive work (approx. £12,000) is not needed immediately. If it is required during the planning process there remain sufficient funds allocated to this project to allow this work to be undertaken.-

- If planning consent is secured and it is ultimately decided that a building is not needed for the original purpose then application could later be made for change of use. The interior of the building as designed is flexible and so could readily be adapted to meet a range of purposes.

In short, we have plans and surveys ready for submission but the surveys will soon expire. The view of the Working Group is that the Council should 'bank the opportunity' now.

3. Resolution to submit a planning application

The Working Group therefore recommends to Council that a full planning application is submitted to Cornwall Council by the end of February 2024 at an estimated cost of around £4,000 based on the plans and surveys already commissioned and paid for.

Stephen Remington
Chair, Business & Learning Working Group