



LOOE TOWN COUNCIL KONSEL TRE LOGH

MINUTES OF THE PLANNING COMMITTEE MEETING

Held on 3rd October 2023 at 6.00pm

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

REPORT TO COUNCIL

PRESENT: Chair: Councillor J Lundy (JL)
Councillor J Graham-Jones (JGJ)
Councillor C Harwood (CH)
Councillor S Barker (SB)

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

In Attendance: Several members of the public.

	Welcome	ACTIONS
	Cllr Lundy welcomed Councillors and members of the public in attendance and outlined the purpose of this committee meeting.	
232.	To Receive and Consider Apologies Apologies for absence were received and accepted from Councillors Remington, Powell and Hannaford.	
233.	To Receive Declarations of Interest Councillor Graham-Jones (JGJ) declared an interest in PA23/06801 and he exited the room for that discussion.	
234.	To Receive Questions 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 planning applications could be discussed first.	

Item 241: To Consider Planning Application PA23/06801 listed and agree comments/recommendations to be made to Cornwall Council:

The Chair invited other members of the public to comment or raise their questions, objections were raised including:

- lack of privacy to the surrounding properties, especially to bungalow 5 as the bedroom window would be overlooked,
- proposed development is not in keeping with the surrounding area. which has been designed for the elderly and infirmed.
- The field is also currently used by wildlife including deer and owls.
- There is a high level of Radon gas in the area that is not in the reports.
- There is a lack of a drains report.
- The drainage water could contaminate a borehole water supply to a nearby property.
- loss of light which in turn could affect the solar panels of the surrounding properties.
- There are differences between the application in 2022, PA22/08012 and the current application.
- There are existing pressures on infrastructure which is already struggling i.e., Doctors Surgery and Dentist.
- Concerns that the properties would not be Full Time Principal Residences.
- The boundaries in the application are too vague.

The councillors discussed the application and agreed that Policy CCLS 5 Drainage Management and Policy CCLS 6 Drainage Management and Flooding both from the Looe Neighbourhood Development Plan reports are required, along with further clarity of the boundaries and a land stability report. It was then discussed that this is an area of landscape value; therefore, the application is against the following policies:

Cornwall Local Plan Policies:

- Cornwall local Plan- Policy 2- Spatial strategy
- Cornwall local Plan- Policy 8- Affordable housing
- Cornwall local Plan- policy 12- Design
- Cornwall local Plan- Policy 16- Health and wellbeing
- Cornwall local Plan- Policy 23- Natural environment
- Cornwall local Plan- Policy 24- Historic environment

Looe Town Council also require that the properties should be principal residences, as per Policy H2 – Full Time Principal Residence Requirement.

It was **resolved** to OBJECT to application PA22/06801. Proposed by Cllr Lundy, seconded by Cllr Barker, All in favour.

Some members of the public then left the meeting.

APO to upload
Comments to
Cornwall
Council
Website

<p>235.</p>	<p>To Resolve to Approve the Minutes of the Planning Committee meeting held on the 1st of August 2023 and the 5th of September 2023.</p> <p>It was agreed to ratify the minutes of the Planning Committee meeting held on 5th September 2023 at the Full Council meeting in November.</p> <p>It was resolved to approve the minutes of the planning committee meeting on the 1st of August 2023 Proposed by Cllr Lundy, seconded by Cllr Graham-Jones, all in favour.</p>	<p>APO to update website and permanent record.</p>
<p>236.</p>	<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>	
<p>237.</p>	<p>Correspondence</p> <p>Correspondence had been circulated to members and was noted in relation to:</p> <ul style="list-style-type: none"> • Comments received regarding PA23/ 07642 • Comments received regarding PA23/06801 • Comments received from DG regarding PA23/07096 • Notes on PV slates • Email received from a resident re PA23/06801 	<p>APO to report to Cornwall Council enforcement.</p>
<p>238.</p>	<p>To Receive and Note Decision Notices.</p> <p>It was noted that decisions are currently 82.65% in line with those of Cornwall Council and the Chair referred to the record of this available to Councillors in meeting folder.</p>	
<p>239.</p>	<p>To Receive and Discuss Site Meetings and Planning Appeals</p> <p>None received.</p>	
<p>240.</p>	<p>To Receive and Discuss 5 Day Protocols</p> <p>Non-Outstanding.</p>	
<p>241.</p>	<p>To Consider the remaining Planning Applications as listed and agree comments/make recommendations to Cornwall Council.</p> <p>PA23/05488 It was resolved to SUPPORT this application. Proposed by Cllr Lundy, seconded by Cllr Graham-Jones, All in favour.</p> <p>PA23/06203 It was resolved to OBJECT to this application, Looe Town Council await further details on the proposal from the Historical Officer. Proposed by Cllr Lundy, seconded by Cllr Barker, All in favour.</p>	

	<p>PA23/06794 It was resolved to SUPPORT this application. Proposed by Cllr Lundy, seconded by Cllr Graham-Jones, All in favour.</p> <p>PA23/07096 It was resolved to OBJECT to this application as Looe Town Council agreed that as it is against Policy DS2 - Conservation Area Article 4 as the proposed UPVC is not in keeping with the building. Policy TC3 Design and Local Distinctiveness in Looe's Historic Core and Policy TC7 Window and door repair and replacement in the historic core. Photographs of the current condition of the original windows should be included within the Design and Access Statement. Proposed by Cllr Lundy, seconded by Cllr Graham-Jones, All in favour.</p> <p>PA23/07394 It was resolved to OBJECT to this application. Proposed by Cllr Lundy, seconded by Cllr Harwood, All in favour. Looe Town Council require more clarity from the tree officer.</p> <p>PA23/07642 It was resolved to OBJECT to this application as Looe Town Council agreed that it is against Cornwall policy 12- Design and Policy TC3 - Design and Local Distinctiveness in Looe's Historic Core from the Looe Neighbourhood Development Plan. Proposed by Cllr Lundy, seconded by Cllr Graham-Jones, All in favour.</p> <p>PA23/07712 It was resolved to SUPPORT this application Proposed by Cllr Lundy, seconded by Cllr Graham-Jones, All in favour.</p>	APO to upload Comments to Cornwall Council Website
242.	<p>To Discuss and Recommend Communication of Key Messages</p> <p>Councillor Lundy advised the committee that he is drafting a new policy regarding communication of advertisements to present at the next Full council meeting, this will also be shared on social media and the council website.</p>	JL
243.	<p>Other urgent business as determined by the Chairman (for information only)</p> <p>None</p>	
244.	<p>Exclusion of members of the press and public</p> <p>No Matters.</p> <p>The Meeting closed at 7.20pm</p>	
	<p>Date of next Planning Meeting:</p> <p>Tuesday 7th November 2023</p>	

Signed

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