



# LOOE TOWN COUNCIL KONSEL TRE LOGH

## MINUTES OF THE PLANNING COMMITTEE MEETING

Held on 9<sup>th</sup> January 2024 at 6.00pm

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

### REPORT TO COUNCIL

**PRESENT:** Chair: Councillor J Lundy (JL)  
Councillor S Remington (SR)  
Councillor C Harwood (CH)  
Councillor Graham-Jones (JGJ)

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

	<b>Welcome</b>	<b>ACTIONS</b>
<b>273.</b>	Cllr Lundy welcomed Councillors and outlined the purpose of this committee meeting.	
<b>274.</b>	<b>To Receive and Consider Apologies</b>  Apologies for absence were received and accepted from Councillor Hannaford and Councillor Barker.	
<b>275.</b>	<b>To Receive Declarations of Interest</b>  None declared.	
<b>276.</b>	<b>To Receive Questions from members of the public:</b> None in attendance	
<b>277.</b>	<b>To Resolve to Approve the Minutes of the Planning Committee meeting held on the 6<sup>th</sup> of December 2023.</b>  It was <b>resolved</b> to approve the minutes of the planning committee meeting on the 6 <sup>th</sup> of December 2023 Proposed by Cllr Harwood, seconded by Cllr Remington, all in favour.	APO to update website and permanent record.

278.	<p><b>Questions on Update from Admin &amp; Planning Officer.</b></p> <p>Progress report had been provided to Councillors in advance of meeting and no questions were raised.</p>	
279.	<p><b>Correspondence</b></p> <p>Correspondence had been circulated to members and was noted in Correspondence:</p> <ul style="list-style-type: none"> <li>• Signage Policy</li> <li>• Comments received from DG regarding PA23 08136</li> </ul>	
280.	<p><b>To Receive and Note Decision Notices.</b></p> <p>It was noted that decisions are currently 76.72% in line with those of Cornwall Council and the Chair referred to the record of this available to Councillors in the meeting folder.</p>	
281.	<p><b>To Receive and Discuss Site Meetings and Planning Appeals</b></p> <p>None received.</p>	
282.	<p><b>To Receive and Discuss 5 Day Protocols</b></p> <p>Non outstanding.</p>	
283.	<p><b>To Consider the remaining Planning Applications as listed and agree comments/make recommendations to Cornwall Council.</b></p> <p><b><u>PA23/08136</u></b></p> <p>It was discussed that Building works appear to have already commenced with the installation of replacement UPVC bay windows at ground floor level. The framing layout, having one large pane to the centre window and small vent lights either side, is not sympathetic to the surrounding architecture and the UPVC material being white in colour makes it that much more noticeable, also, the property occupies a relatively prominent position in the conservation area and is close to the Church of St Nicholas which is a Grade II* listed building. The submitted Design &amp; Access Heritage Statement does not address the development's impact on the setting of this heritage asset and, as the drawings are not annotated, it is not clear what materials are being used and where.</p> <p>It is also against Looe Neighbourhood development plan policies:</p> <ul style="list-style-type: none"> <li>• TC8 – Building Height.</li> <li>• TC10- Landscape and Heritage Views and Vistas.</li> <li>• TC4 - Heritage Impact.</li> <li>• TC9 - Design and local distinctiveness in Looe’s historic core.</li> </ul> <p>It was <b>resolved</b> to OBJECT to PA23/08136 application as Proposed by Cllr Lundy, seconded by Cllr Remington, All in favour.</p>	<p>APO to upload Comments to Cornwall Council Website</p>

**PA23/09870** - It was **resolved** to SUPPORT this application as Proposed by Cllr Lundy, seconded by Cllr Remington, All in favour.

**PA23/099905**

It was discussed that Looe Town Council Planning Committee Object to the removal of 2 oak trees for the following reasons:

In a previous planning application reference PA16/03182 the Case Officer report dated 10th August 2016 makes these very important statements regarding the site:

- The site is located within an Area of Great Landscape Value
- A designated Wildlife Site
- Designated Ancient Woodland
- Tree Preservation Order

Looe Town Council have concerns regarding the impact on ecology which includes wild birds, also the area could gradually be eroded of its native trees within this steeply sloping ancient woodland.

Concerns were also raised regarding the land stability as it is known that root systems knit together to stabilise an area, which will not be the case if trees are removed from this site, as landslips have taken place within the locality of this site. Looe Town Council also believe this is an erosion of a protected green space.

Looe Town Council therefore draw attention to the following:

- Increased likelihood of wind throw
- Reduced rainwater interception and groundwater absorption
- Increased storm water runoff

The 'Keepers of Time' a statement policy from England's Ancient and Native Woodland jointly written by Defra/The Forestry Commission. Considering the above points Looe Town Council believe that the proposed tree removal should be considered under the overall planning application for the proposed housing development as a reference is made within this application, it states ' Further New Building' Looe Town Council therefore consider that this proposal is connected and highlight that the area is sensitive due to water runoff issues and land stability within a residential area.

It was **resolved** to OBJECT to PA23/099905 application. Proposed by Cllr Lundy, seconded by Cllr Graham-Jones, All in favour.

**PA23/09984**

Looe Town Council felt that there was insufficient information provided and request that a Land Stability Report is conducted as per Policy CCL4 - Development on or near to unstable or potentially unstable land.

Looe Town Council request that a Drainage Management Report is also

	<p>conducted as per Policy CCL5 - Drainage Management and Land Stability. A Daylight and Sunlight Assessment is also requested.</p> <p>It was <b>resolved</b> to OBJECT to PA23/09984 application Proposed by Cllr Lundy, seconded by Cllr Graham-Jones, All in favour.</p> <p><b>PA23/10039</b> It was <b>resolved</b> to SUPPORT this application Proposed by Cllr Lundy, seconded by Cllr Remington, All in favour.</p> <p><b>PA23/10210</b> It was <b>resolved</b> to SUPPORT this application Proposed by Cllr Lundy, seconded by Cllr Harwood, All in favour.</p> <p><b>PA23/10154</b> It was <b>resolved</b> to SUPPORT this application Proposed by Cllr Lundy, seconded by Cllr Remington, All in favour.</p>	
<b>284.</b>	<p><b>To Review Draft Signage Policy and make recommendations to Full Council</b></p> <p>It was discussed that the policy would be looked at again in January, Councillors Lundy, Remington and Smith have met with Cornwall Council to discuss how to implement this.</p>	
<b>285.</b>	<p><b>To Discuss and Recommend Communication of Key Messages</b></p> <p>To include Signage for the Southwest Coastal paths to the upcoming Planning Agendas.</p>	
<b>286.</b>	<p><b>Other urgent business as determined by the Chairman (for information only)</b></p> <p>It was discussed to send correspondence to the vacant building that was Lloyd's bank to request the re-painting for the town.</p>	
<b>287.</b>	<p><b>Exclusion of members of the press and public</b></p> <p>No Matters.</p> <p>The Meeting closed at 7.10pm</p>	
	<p><b>Date of next Planning Meeting:</b></p> <p>Tuesday 6<sup>th</sup> February 2024.</p>	

Signed .....

Date.....