



LOOE TOWN COUNCIL KONSEL TRE LOGH

MINUTES OF THE PLANNING COMMITTEE MEETING

Held on 5th March 2024 at 6.00pm

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

REPORT TO COUNCIL

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

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

304.	To Receive and Consider Apologies	Actions
	Apologies for absence were received and accepted from Councillors Barker and Remington.	
305.	To Receive Declarations of Interest	
	None declared.	
306.	To Receive Questions from members of the public:	
	There was a presentation received from Southwest Coastal Paths (SWCP) and it was agreed that Looe Town Council are supportive of their work going forward.	
307.	To Resolve to Approve the Minutes of the Planning Committee meeting held on the 6 th of February and the special planning meeting on the 13 th of February 2024.	APO to update website and permanent record.
	It was resolved to approve the minutes of the planning committee meeting on the 6 th of February 2024 Proposed by Cllr Lundy, seconded by Cllr Graham-Jones, Cllr Harwood in favour. It was resolved to approve the minutes of the planning committee meeting on the 13 th of February 2024 Proposed by Cllr Lundy, seconded by Cllr Harwood, a Cllr Graham-Jones in favour.	

<p>308.</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>309.</p>	<p>Correspondence</p> <p>Correspondence had been circulated to members and was noted in Correspondence:</p> <ul style="list-style-type: none"> • Comments received from DG regarding PA24 00270. • Comments received from DG regarding PA24 01034. • The SWCP signage work • Application for St Trading. <p><u>Application for Street Trading Consent LI24 001100 - MACK</u></p> <p>It was discussed that Looe Town Council have objections to this application for street trading consent, as it is felt that the proposed is not appropriate and would set a precedent for further street vendors in an area of natural beauty, the proposed is not in keeping with the surrounding area, and there is a concern for the increased litter that the product would generate. It was also discussed that the proposed location in the application is not a true representation due to a lack of parking in that area especially at peak holiday times.</p> <p>Looe Town Council believe this type of business would be out of context with the Hannafore area apart from it being predominantly residential, it would cause further issues with the overnight camping and mobile homes which Looe Town Council are trying to mitigate.</p> <p>It was resolved to OBJECT to application reference LI24_001100, proposed by Cllr Lundy, seconded by Cllr Harwood, Cllr Graham-Jones in favour.</p>	<p>APO to advise Cornwall Council Licensing Officer</p>
<p>310.</p>	<p>To Receive and Note Decision Notices.</p> <p>It was noted that decisions are currently 77.68% in line with those of Cornwall Council and the Chair referred to the record of this available to Councillors in the meeting folder.</p>	
<p>311.</p>	<p>To Receive and Discuss Site Meetings and Planning Appeals</p> <p>None received.</p>	
<p>312.</p>	<p>To Receive and Discuss 5 Day Protocols</p> <p>Non outstanding.</p>	

<p>313.</p>	<p>To Consider the remaining Planning Applications as listed and agree comments/make recommendations to Cornwall Council.</p> <p><u>PA23 09524</u></p> <p>The planning committee discussed that this application sits within an area of great landscape value and that historical environment data suggests that the site in question has evidence of a Bronze Age Barrow, which is recorded with Cornwall and Isle of Scilly HER ref: MCO3465.</p> <p>It was further discussed that Looe Town Council OBJECT to this retrospective application on the following grounds: The executed works which are of extremely poor visual qualities do not comply with Looe's adopted Neighbourhood Development Plan: Policy TC3 - Design and Local Distinctiveness in Looe's Historic Core Policy TC5 - Demolition of Buildings and Structures within Looe's Historic Core.</p> <p>The application is against the Looe Article 4 Directive for Looe's Conservation Area which was enforced in 1973.</p> <p>It was resolved to OBJECT to application PA24 09524 as Proposed by Cllr Lundy, seconded by Cllr Harwood, with Cllr Graham-Jones in favour.</p> <p><u>PA24/00270</u></p> <p>It was discussed that Looe Town Council are concerned about various aspects of the proposals and their cumulative impact, which is believed would be damaging to the conservation area without any public benefit, Concerns were raised including:</p> <p>1) Excavated parking lots are not in keeping with surroundings and can be seen from the opposite valley side. The insertion of a large opening with reinforced concrete beam and overhead floor slab would create an out-of-character shadowy space at road level. There would be a loss of traditional stone walling which is an important local character feature noted in the Looe Conservation Area Appraisal section 7.4. Refer also to LOOE Neighbourhood Development Policy TC3 CHARACTER AREA 5 - SHUTTA ROAD AND BARBICAN HILL (p91) which mentions walls in both Locally Distinctive Features and Negative Features.</p> <p>2) The proposed glazed guarding, toughened glass is not a vernacular building material as it has a contemporary appearance, and its use would not be inappropriate in such a visible position close to the roadway. The Looe Neighbourhood Development Plan POLICY TC3 (p85) states that materials, where practical should respect local building traditions and be sourced locally.</p> <p>The Southwest elevation is not drawn face-on to the wall and the angle selected foreshortens the apparent size of the opening which at approximately 6m is wider than appears on the drawing.</p> <p>The DAS suggests minimal intervention with 'no construction apart from making good' but this does not appear to account for the new concrete floor slab being built.</p>	<p>APO to upload Comments to Cornwall Council Website</p>
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Looe Town Council also draw attention to the previous appeal decision for an application refused by Cornwall Council reference PA20/03016, appeal decision dated 8.12.2020 ref APP/D0840/D/203257120.

It was **resolved** to OBJECT to PA24/00270 application as Proposed by Cllr Lundy, seconded by Cllr Graham-Jones, Cllr Harwood in favour.

PA24/01034

Looe Town Council OBJECT to this Nonmaterial amendment application as per the previous Decision Notice PA20/07043 dated 18/12/20 - Existing small balcony retained, rear window to be partially cladded and variation to logo/branding.

The deviations from the approved plans are material changes to the appearance of the building and not very sympathetic to the conservation area as follows:

- 1) The applied swirling waves pattern to the glass balustrading is modern/ non-traditional in design and conflicts with the historic qualities of Fore Street.
- 2) The retention of the projecting balcony makes for a greater expanse of toughened glass balustrading than at first envisaged. Together with the chrome hardware the character is modern/ contemporary and against the intentions of NDP POLICY TC3 - DESIGN AND LOCAL DISTINCTIVENESS IN LOOE'S HISTORIC CORE (p85) which says, 'materials where practical should respect local building traditions and be sourced locally'.
- 3) The signage is quite large and brash and conflicts with the provisions of NDP POLICY TC6 - SHOPFRONTS AND COMMERCIAL SIGNAGE IN LOOE'S CONSERVATION AREA (p95-96) and the Cornwall Shopfront Design Guide.
- 4) The one smaller non-sash style window to the south elevation stands out as being of a different format to the rest of the windows in the row and out of character with the area.

It was **resolved** to OBJECT to PA24/01034 application, proposed by Cllr Lundy, seconded by Cllr Graham-Jones, Cllr Harwood in favour.

PA24/00774

It was discussed that there was insufficient information in the application, Looe Town Council require visuals that show the impact of the proposed log cabin in its wider conservation setting.

It was **resolved** to OBJECT to PA24/00774 as proposed by Cllr Lundy, seconded by Cllr Graham-Jones, Cllr Harwood in favour.

PA24 01417

Th planning committee agreed that there is insufficient information in the application, therefore an Arboricultural Report is required, therefore it was **resolved** to OBJECT to PA24/00270 this application proposed by Cllr Graham-Jones, seconded by Cllr Lundy, Cllr Harwood in favour.

It was **resolved** to SUPPORT PA23 10044 subject to a designated smoking area and a bin provision. Proposed by Cllr Lundy, seconded by Cllr

	<p>Harwood, Cllr Graham-Jones in favour.</p> <p>It was resolved to SUPPORT PA24/00714 this application proposed by Cllr Lundy, seconded by Cllr Harwood, Cllr Graham-Jones in favour.</p> <p>It was resolved to SUPPORT PA24/01261 this application proposed by Cllr Lundy, seconded by Cllr Harwood, Cllr Graham-Jones in favour.</p>	
314.	<p>To Review Draft Signage Policy and make recommendations to Full Council</p> <p>The Town clerk, mayor, the deputy mayor, and the planning chair will consult the local business community going forward.</p>	
315.	<p>To Discuss and Recommend Communication of Key Messages</p> <p>It was discussed that there would be a special additional planning meeting on the 6th of March to discuss PA23 09844.</p>	
316.	<p>Other urgent business as determined by the Chairman (for information only)</p> <p>The Chair reiterated the meeting times for the special planning meeting on the sixth.</p>	
317.	<p>Exclusion of members of the press and public</p> <p>No Matters.</p> <p>The Meeting closed at 7.02 pm.</p>	
	<p>Date of next Planning Meeting:</p> <p>Tuesday 9th April 2024.</p>	

Signed

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