



LOOE TOWN COUNCIL KONSEL TRE LOGH

MINUTES OF THE PLANNING COMMITTEE MEETING

Held on 13th February 2024 at 6.00pm

At The Millpool Centre, 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)
Councillor S Barker (SB)

OFFICERS: S Bonney – Administration and Planning Officer (APO)
K Vaughan – Deputy Clerk (DC)

300.	To Receive and Consider Apologies None received.	
301.	To Receive Declarations of Interest None declared.	
302.	To Receive Questions from members of the public: The Chair welcomed Councillors and members of the public, he outlined the Purpose of this special committee meeting and invited Mr Yates of Savills, acting on behalf of the applicant, Truro Diocesan Board of Finance Ltd and LVA read out a statement. The APO then read aloud three statements from members of the public who could not attend that were received in advance of the meeting. The chair then invited the members of the public in attendance to provide their comments, concerns and ask questions which included matters such as: Drainage concerns, Sewage Spills, the need for further housing, (as there	

	<p>are still houses for sale online from 2023), Housing Density, Barratt Estate Road Structure, Landslide Risk, ancient woodland, Infrastructure and to further clarify the cost of the “affordable housing”.</p> <p>Cllr Toms as Cornwall Councillor stated that he believed that the application site should be retained as agricultural land and if required he would call the application in to Cornwall Council's Sub- East Area Planning Committee.</p>	
<p>303.</p>	<p>To Consider Planning Applications Re: PA23/10211 - Land Opposite Salter Close, St Martins, East Looe as listed and agree comments/recommendations to be made to Cornwall Council.</p> <p>The planning committee discussed the following matters of concern pertaining to PA23/10211:</p> <p><u>Drainage</u></p> <p>The major concern of Drainage was discussed as further development would cause further sever water run-off.</p> <p>The ground conditions of St Martin's Road comprise of superficial (made of ground and residual soils) overlying weathered rockhead. These superficial deposits are particularly susceptible to the effects of both ground water and surface water. This has been clearly evidenced by numerous landslips along St Martin's Road and Sandplace Road.</p> <p><u>Drainage Survey</u></p> <p>It was noted that the drainage survey was completed in October, which was an unseasonably dry month, therefore further investigation would be required.</p> <p><u>Housing Density</u></p> <p>The proposal is for 43 units on 1.2 hectares = 36 units per ha.</p> <p>The previous development has 181 housing units on a land area of 6.22 ha = 29 units per ha.</p> <p>Looe Neighbourhood Plan Policy H1 – Meeting Housing Needs requires net densities to be consistent with but not substantially exceeding the existing densities of the settlement.</p> <p>Councillor Remington said that the conditions in the Neighbourhood Development Plan are not met, as the guidance of twenty-five houses is exceeded significantly by the application of the proposed forty-three houses, therefore the density on this proposed site is greater than on the current Barrats site.</p> <p><u>Exceeding Looe Development Plan Allocation</u></p> <p>The application of forty-three houses is 72% more than the Neighbourhood</p>	<p>APO to upload Comments to Cornwall Council Website</p>

Development Plan allocates which is for twenty-five houses.

Barratt Estate Road Structure and access

The structure of the road, which is inadequate and usually double parked, therefore causing a potential for an accident.

Access

The access is agricultural access, the current entrance to the Barratt estate is on a blind corner which is constantly double parked.

Councillor Lundy advised that St Martin's Road is made by Shalit and the camber of the road does not lend itself to development.

Ancient Woodland

The application also included a lake in the development, therefore when this lake would fill up the runoff water would then run through the woods, destroying protected ancient trees and the decimation of ancient woodland, it was also noted that protected species such as bats and badgers are living in this area.

The area is also classified as an Area of Great Landscape Value, St Martins is listed as a country wildlife preserve. The proposal would be an incursion onto the ancient, wooded area of St Martin's Woods which date as far back as the Iron Age.

Sewage Spills

The local sunrising estate is currently experiencing sewage spills into private properties, the report in 2017 which was produced after the inquest of the fatality from previous new homes development has not been adopted by Cornwall Council, therefore leaving the site at the potential similar risk.

Councillor Harwood thanked the public in attendance for their comments particularly with regards to sewage, he said that to add possibly more than 80 occupants would pose the potential for an accident adding further pressure on the sewage system in an area where there are regular sewage overflows.

Landslide Risk

The verdict from the coroner regarding the previous fatality was discussed as follows:

Verdict by the Coroner:

"Susan Norman died as a result of being buried by the property she lived in, it collapsing due to a landslide. Cornwall Council ought to have known at the time of a real and immediate risk of death to Susan Norman in view of the information before them.

Cornwall Council did not listen to regular, consistent, and frustrated complaints

by the local residents.

Cornwall Council did not respond to an Independent Report highlighting risk. The landslide was caused or more than minimally contributed to by a failure to prevent surface water moving downhill and from under and along St Martin's Road on to the rear of Veronica.

I can do no more than submit a warning of the possibilities that may lie ahead if:

(a) further weight is placed upon the area,

(b) if further disruption is caused to the ground and water table on the site."

Infrastructure

The current pressures on the Doctors Surgery and Dentist are of upmost concern and the proposed contribution to the NHS to support the development is not enough.

Councillor Barker said that the Doctors surgery is already under great pressure. It was also noted that there are currently not enough school places within the vicinity.

Councillor Graham-Jones thanked the public for their comments and said that the best practice for a positive energy house model would be to have low energy, low impact on the environment and soil, which the application did not adhere to, he also added that the local primary and high schools are already nearly at capacity.

Cornwall Council Highways Manual Review 2017

A Cornwall Council Highways Manual Review took place in Approx April 2017 to consider the inquest findings into the death of Susan Norman and what lessons had been learnt. To date, since the manual review and its subsequent recommendations, nothing has actually been resolved upon those recommendations.

Proposed Bus Stop Contribution

The proposal of a contribution towards a bus stop on the B3253 St Martin's Road has over the last few years been discussed at great length by Looe Town Council and Cornwall Council. The proposed area required the removal of the Ancient Cornish Hedgerow which would be in breach of the adopted Looe Neighbourhood Development Plan and also Cornwall Local Plan. The removal of such an important hedgerow would cause further water runoff issues and has been proven to be a non-viable proposal by Cornwall Council.

Councillor Lundy urged the applicant to consider all the above points of concern and the moral implications, he then went on to outline the following policies that this application is against:

	<p><u>Cornwall Local plan policies:</u></p> <ul style="list-style-type: none"> • 26 – Flood Risk Management and Coastal Change • 27 – Transport and Accessibility • 28 – Infrastructure • 24 – Historic Environment • 16 – Health and Wellbeing • 21 – Best Use of Land and Existing Buildings • 25 – Green Infrastructure <p><u>The Natural Policy Framework sections:</u></p> <ul style="list-style-type: none"> • 8 - Promoting healthy and safe communities • 11 - Making effective use of land • 12 - Achieving well-designed places • 14 - Meeting the challenge of climate change, flooding and coastal change • 15 - Conserving and enhancing the natural environment • 16 - Conserving and enhancing the historic environment <p><u>Looe Neighbourhood Development Plan policies:</u></p> <ul style="list-style-type: none"> • CCLS 5 - Drainage Management and Land Stability • CCLS 6 - Drainage Management and Flooding • CCLS 7 - Drainage management – sewerage • CCLS 8 - Drainage Management and Bathing Water Quality • HB1 – Habitat and Biodiversity • HB2 – Woodland Trees, Cornish Hedges and Hedgerows • H1A – Meeting Housing Needs <p><u>Climate Change Development Plan (adopted by Cornwall Council) policies:</u></p> <ul style="list-style-type: none"> • CC3 – Reduction of Flood Risk • CC4 – Sustainable Drainage System Design <p>It was resolved to OBJECT to PA23/10211 as Proposed by Cllr Lundy, seconded by Cllr Remington, All in favour.</p>	
<p>304.</p>	<p>Exclusion of members of the press and public</p> <p>No Matters. The Meeting closed at 7.05pm</p>	
	<p>Date of next Planning Meeting:</p> <p>Tuesday 5th March 2024.</p>	

Signed

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