

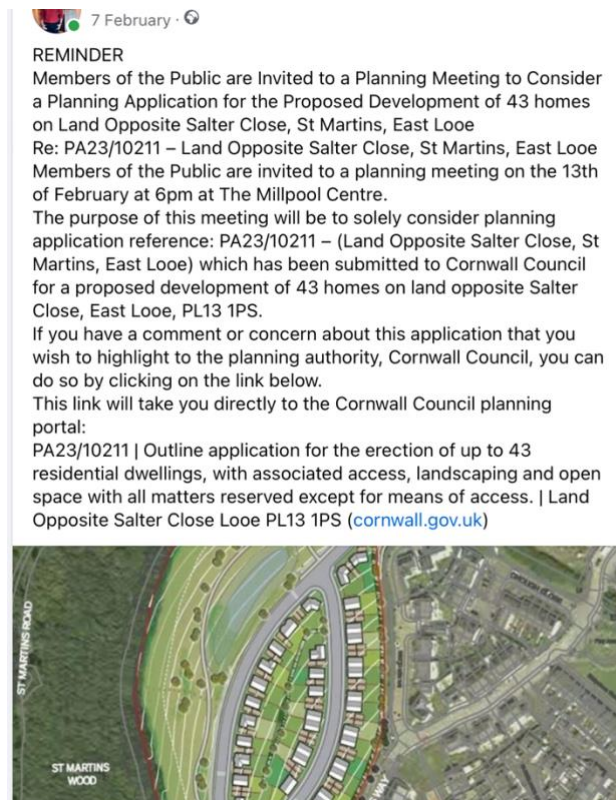
**LOOE TOWN COUNCIL**  
**KONSEL TRE LOGH**  
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## **Planning Report for Full Council 25.3.2024**

### **Public Meeting to Consider Outline Planning Application PA23/10211 – Land Opposite Salter Close, St Martin, East Looe (Proposed 43 Homes)**

The above public meeting took place on 13<sup>th</sup> February at 6:00 pm in the Millpool Centre, it was very well attended by Approx 60 residents, the applicant and Radio Cornwall. Residents were completely in opposition to the development for a number of severe concerns.



Screenshot of advertised public meeting

After lengthy discussions of the points raised by members of the public, consideration of the submitted reports and proposed plans against the 2016 inquest findings of Mrs Susan Norman, Cornwall Local Plan and Looe Neighbourhood Development Plan . It was therefore unanimous to object to the application on the following grounds :

### ***Quote***

## OBJECT

Looe Town Council object to this application as it is against Cornwall Local Plan policies:

- 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

It is also against The National Policy Framework: Sections;

- 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

It is also against Looe Neighbourhood Development Plan policies:

- 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

It is also against the Climate Change Development Plan (adopted by Cornwall Council) policies:

- CC3 ' Reduction of Flood Risk
- CC4 ' Sustainable Drainage System Design

### Drainage

The major concern of Drainage was discussed as further development would cause further severe water run-off. 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 .

### Housing Density

The proposal is for 43 units on 1.2 hectares = 36 units per ha.

The previous development has 181 housing units on a land area of 6.22 ha = 29 units per ha.

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.

#### *Barratt Estate Road Structure*

*The structure of the road, which is inadequate and also usually double parked, therefore potentially causing an accident.*

#### *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 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. 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.*

#### *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.*

#### *Exceeding Looe Development Plan Allocation*

*The application of 43 houses is 72% more than the Neighbourhood Development Plan allocates which is for 25 houses.*

#### *Drainage Survey*

*It was noted that the drainage survey was completed in October, which was an unseasonably dry month.*

#### *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:*

##### *Evidence of historic landslips.*

*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 is of utmost concern and the proposed contribution to the NHS to support the development is not enough. It is also noted that there are currently not enough school places within the vicinity .*

#### *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.*

*We urge the applicant to consider all the above points of concern and the moral implications.*

#### **Unquote**

- The application has also had the following media coverage :
- Radio Cornwall
- BBC Spotlight News - 27.2.24
- Cornwall Live
- The Cornish Times – 13.3.24

#### **Public Meeting to Consider Outline Planning Application PA23/09844 – Land to the west of Kimlers Way, St Martin, East Looe (Proposed 18 Industrial Units with associated 105 Car Parking Spaces)**

A special public meeting was held for the above planning application on 6<sup>th</sup> March to consider the proposal to develop the area for industrial purposes. The meeting was again well attended with many public views being voiced.

22 February at 09:41

Members of the Public are Invited to a Planning Meeting to Consider an Outline application with some matters (appearance and landscaping) reserved for Use Class E commercial development comprising 18 units, 105 car parking spaces and access roads

Re: PA23/09844 – Land To The West Of Kimlers Way Kimlers Way St Martin Looe

Members of the Public are invited to a planning meeting on the 6th of March at 6:30 pm at The Millpool Centre.

The purpose of this meeting will be to solely consider planning application reference: PA23/09844 – Land To The West Of Kimlers Way Kimlers Way St Martin Looe which has been submitted to Cornwall Council for a proposed development with some matters (appearance and landscaping) reserved for Use Class E commercial development comprising 18 units, 105 car parking spaces and access roads

If you have a comment or concern about this application that you wish to highlight to the planning authority, Cornwall Council, you can do so by clicking on the link below.

This link will take you directly to the Cornwall Council planning portal:

PA23/09844 – Land To The West Of Kimlers Way Kimlers Way St Martin Looe

<https://planning.cornwall.gov.uk/.../applicationDetails...>

Screenshots of advertised meeting

<https://planning.cornwall.gov.uk/.../applicationDetails...>



After lengthy discussions considering the points raised by members of the public, findings of the 2016 inquest of Mrs Susan Norman, Cornwall Local Plan and Looe Neighbourhood Development Plan it was unanimously agreed to object on exactly the same grounds as **PA23/10211 – Land Opposite Salter Close** as it is the adjacent parcel of land.

Media coverage:

-The Cornish Times – 13.3.24

### **Appointment of a Planning Consultant**

I am currently in the process of obtaining a quotation for a Planning/Drainage Consultant for the above planning applications in preparation of Cornwall Council potentially being mindful to approve the above applications. Should there be a need for a consultant to be appointed, Full Council would be required to approve the associated expenditure at a special meeting due to tight timescales.

## **5<sup>th</sup> March Planning Committee Meeting**

The following applications have been considered and commented by LTC Planning Committee :

<b>DATE</b>	<b>REF. &amp; OFFICER</b>	<b>LOCATION</b>	<b>PROPOSAL</b>
20 February 2024	PA23/09524 Shauna Vandermeulen	BT Exchange Station Road East Looe	Retention of stabilisation and repair of a friable wall owned by BT that runs underneath their building directly adjacent to the A387.
8 February 2024	PA23/10044 Josep Sandercock	Old Grog Ale House (former Camp N Cook) Riverside Leather Quay Street East Looe	There is no alterations or any building works happening to the property. This is a change of use from a shop to an ale house. I have obtained an Alcohol Licence with no objections for this property. This application is for change of use only.
21 February 2024	PA24/00270 Josep Sandercock	Joslyn Shutta Road East Looe	Removal of a section of stone wall to create a one car parking space and associated works to existing terrace area.
2 February 2024	PA24/00689 Philippa Day	Barvyen Land Adjacent To Chapel Court Shutta Road East Looe	Works to Trees within a Conservation Area (TCA) - Works to remove or reduce 10 trees
5 February 2024	PA24/00714 Shauna Vandermeulen	Woodside Cottage Sandplace Road St Martin Looe	Amendment to existing permission 08/00292/FUL to incorporate a garage, mezzanine floor and street side located refuse store.
6 February 2024	PA24/00878 Philippa Day	Clouds Downs View West Looe	Works to trees in a conservation area T1 - Oak - Remove damaged limbs caused by recent storms and remove major deadwood.
14 February 2024	PA24/01034 Josep Sandercock	Kellys Of Looe Fore Street East Looe	Nonmaterial amendment in relation to Decision Notice PA20/07043 dated 18/12/20 - Existing small balcony retained, rear window to be partially cladded and variation to logo/branding.
22 February 2024	PA24/01261 Sarah Tatton	Howl Ughel The Downs West Looe	Works to a Tree within a Conservation Area (TCA) - Oak - Reduction to previous pruning points to balance the crown.

## **Planning Decisions and Percentages for March**

The current March percentage is **77.68%**

## **South West Coastal Path Signage (SWCP)**

Committee members were extremely pleased to receive a presentation from the representatives of the South West Coastal Path. The presentation consisted of proposals for new signage within the town centre mainly within the conservation and key areas on the path itself. It was recommended by myself that the town centre signage needed to be conservation compliant. The SWCP Reps Edmund Wilson and Sue Williams brought with them photographic examples of signage options which was agreed were compliant with Looe's conservation area and our adoption Neighbourhood

Development Plan. All in all a very positive presentation and I look forward to seeing the new signage being executed . My thanks go to both Edmund and Sue who were extremely helpful !

Finally I would like to especially thank Schanine, Karen and Donna for all their help with setting up our special planning meetings which were very time consuming, and also to committee members for their continued support .

**Cllr James Lundy – Planning Chair and LTC CAP Representative**  
**22.3.24**