

Comments made to Cornwall Council by Looe Town Council following Planning Committee meeting on Tuesday 5<sup>th</sup> March 2024 at 6.00pm

DATE RECEIVED	PLANNING NO. & OFFICER	LOCATION	PROPOSAL	LOOE TOWN COUNCIL COMMENTS TO CORNWALL COUNCIL
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.	<p><b>OBJECT</b></p> <p>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>Against Looe Article 4 Directive for Looe's Conservation Area which was enforced in 1973. The application site also sits within an Area of Great Landscape Value.</p> <p>Historical Environment Data suggests that the site in question has evidence of a Bronze Age Barrow. This is recorded with Cornwall and Isle of Scilly HER ref: MCO3465.</p>
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	<p><b>SUPPORT</b></p> <p>Looe Town Council supports this application subject to a designated smoking area and a bin provision.</p>

			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.	<p><b>OBJECT</b></p> <p>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.</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. It has a contemporary appearance, and its use would not be inappropriate in such a visible position close to the roadway. NDP POLICY TC3 (p85) states that materials, where practical should respect local building traditions and be sourced locally.</p> <p>The SW elevation is not drawn face-on to the</p>

				<p>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 doesn't appear to account for the new concrete floor slab being built.</p> <p>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.</p>
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	<b>N/A</b>
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.	<b>SUPPORT</b>
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.	<b>N/A</b>

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.	<p><b>OBJECT</b></p> <p>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.</p> <p>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:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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'.</li> <li>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.</li> <li>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.</li> </ol>
------------------	--------------------------------	--	---	---

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.	<b>SUPPORT</b>
28 February 2024	PA24/00774 Georgia Rowe	1 Glencairn 2 - 3 Station Road East Looe	To provide new direct access to the rear of property and erection of a summerhouse	<b>OBJECT</b> Insufficient information, Looe Town Council require visuals that show the impact of the proposed log cabin in its wider conservation setting.
27 February 2024	PA24/01417 Philippa Day	Havenford House Hannafore Lane West Looe	Works to Trees within a Conservation Area (TCA) - T1- Ash- Remove. T2 - Ash - Remove. T3 - Ash - Remove.	<b>OBJECT</b> Looe Town Council object to this work as there is insufficient information, therefore an Arboricultural report is required.