

Comments made to Cornwall Council by Looe Town Council following special Planning meeting on Wednesday 6th March 2024 at 6.30pm

DATE RECEIVED	PLANNING NO. & OFFICER	LOCATION	PROPOSAL	LOOE TOWN COUNCIL COMMENTS TO CORNWALL COUNCIL
7 February 2024	PA23/09844 Josep Sandercock	Land To the West of Kilmer's Way Kilmer's Way St Martin Looe	Outline application with some matters (appearance and landscaping) reserved for Use Class E commercial development comprising 18 units, car parking and access roads.	<p>OBJECT Looe Town Council object to this application as it is against Policies:</p> <p>Cornwall Local plan policies:</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>It is also against The Natural Policy Framework: Sections:</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>It is also against Looe Neighbourhood Development Plan policies:</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 <ul style="list-style-type: none"> • HB1 – Habitat and Biodiversity • HB2 – Woodland Trees, Cornish Hedges and Hedgerows <p>Policy EC4 - Small Scale Workshop Development - Supporting value added enterprises and employment diversification:</p> <p>This proposal goes against the following policy criteria: ' Appearance and character of the immediate neighbourhood. Detrimental impact on the amenities of adjoining residential areas in terms of noise, effluent or fumes, traffic generation, and does not add to difficulties with water supply, sewage, sewage treatment and runoff water.</p> <p>It is also against the Climate Change Development Plan (adopted by Cornwall Council) policies:</p> <ul style="list-style-type: none"> • CC3 – Reduction of Flood Risk • CC4 – Sustainable Drainage System Design <p>Looe Town council also draw attention to Article 2 of The Human Rights Act 1998 “Right to life”.</p> <p>Drainage 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</p>
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				<p>along St Martin's Road and Sandplace Road.</p> <p>It is also a matter of extreme concern that Jackie Smith - Cornwall Council, Principal Sustainable Drainage Officer is involved in this planning application due to failings on the previously approved drainage for the Barratts Estate which is still a major problem .</p> <p>Landslide Risk Looe Town Council are concerned about Landslide Risk the verdict from the coroner regarding the previous fatality 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.” It is also a concern that if there is a landslide in this area due to development then this would affect the local businesses as it would cut off one of the main access routes to the town.</p>
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