

LOOE TOWN COUNCIL
KONSEL TRE LOGH

Looe Library and Community Hub,
The Millpool, West Looe PL13 2AF.
Telephone: 01503 262255 VAT Reg: 381 5093 50



Planning Report to Full Council 30.4.24

I have listed below the recent planning applications considered by the Planning Committee at our meeting of 9th April 2024 :

DATE	REF. & OFFICER	LOCATION	PROPOSAL
07.03.2024	PA24/01396 Georgia Rowe	33 Bodrigan Road East Looe	Proposed Alterations
07.03.2024	PA24/01683 Georgia Rowe	Old Barbican Farm Barbican Hill East Looe	Proposed extension
11.03.2024	PA24/00047 Georgia Rowe	Captains House Higher Market Street East Looe	Installation of solar panels to rear south facing roof elevation only. Solar inverter (3kw) and maximum 2 solar storage batteries (max 11kW) to be installed in basement.
19.03.2024 NB – No comment required	PA24/01987 Philippa Day	St Michaels Hannafore Lane West Looe	Works to trees subject to a Tree Preservation Order (TPO), works include Tree 1 twin stem Elm to be felled as height and proximity to No 6 Morvenna makes this tree very dangerous as it is overhanging house roof. 15 Metres tall on an earth bank, section fell to ground level
26.03.2024	PA24/00425 George Shirley	Former Chapel of Rest West Looe	Development of 6 apartments at The Coach House and former Chapel of Rest, The Millpool, West Looe, including demolition of existing building.
28.03.2024	PA24/02052 Josep Sandercock	Trevanion Lodge Hannafore Road West Looe	To install an Air Source Heat Pump at the property. The unit is 0.77 cubic meters, hence the need for permission. The pump will be out of sight, under a bridge/platform that already exists. It will also be at least 2 meters away from any boundary wall.

Planning Decisions Percentages in line with Cornwall Council

Our meeting of 9.4.24 is **74.80 %** which is down from our meeting in March which was **77.68%**

Cornwall Planning Partnership

I attended my first meeting of the refreshed Cornwall Planning Partnership on 9.4.24 after my successful appointment as the representative for South East Cornwall. The purpose of the partnership is to review the planning services under the jurisdiction of Cornwall Council, this means we do not discuss individual planning applications. Although it was my first meeting it was extremely helpful to understand common issues shared by parishes across the whole of Cornwall. It also gives you the opportunity to put forward areas of concern such as 'Enforcement' to see whether our colleagues across Cornwall are experiencing the same issues, if it's found to be a Cornwall wide issue this may result in a review of the process and allow for systems to be changed . It also enables myself to have more contact with the appropriate Cornwall Planning Officers and lobby support with our Council colleagues across Cornwall on a wider geographical spread .

Members of the Cornwall Planning Partnership are as follows :

- Camel Valley CAP area – Julie Fairman (Clerk to St Teath)
- China Clay and Luxulyan CAP area – Cllr David Simpson (St Stephen in Brannel)
- Cornwall South CAP area – Cllr Mike Roberts (Mevagissey)
- Falmouth and Penryn CAP area – Sarah Phillips (Assistant Clerk to Mylor)
- North Cornwall CAP area – Cllr Gregory Worden (Morwenstow)
- North Kerrier and East Penwith CAP area – Cllr Susanne Breul (Carn Brea)
- Penwith CAP area – Louise Dwelly (Clerk to St Ives)
- Roseland and Truro CAP area – Cllr Helen Couch (Veryan)
- Saints Coast CAP area – Cllr Gareth Rowe (Cubert)
- South East Cornwall CAP area – Cllr James Lundy (Looe)
- South Kerrier CAP area – Cllr Linda Penrose (Sithney)
- Tamar to Moor CAP area – Cllr Andrew Budd (South Hill)

Planning News for Local Councils Spring 24

It's nice to see the Spring Planning Newsletter looking a lot more interesting and it has some particularly useful sections.

In particular:

- PD rights

- Planning Enforcement Team Focus
Refreshed Cornwall Planning Partnership - which explains my new role as a panellist

I would recommend that all members take a look at this, as it is very informative.
Schanine emailed a copy out to everyone on 25.4.24.

Below are a couple of the slides :

CORNWALL COUNCIL
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- Refreshed Cornwall Planning Partnership launched
- Validation Updates
- Never miss Planning News again ...
- Useful links

Planning news for local councils and agents

Welcome to our Spring 2024 Planning news

This newsletter has been prepared by the Planning and Housing Service and Cornwall Local Planning Authority to bring you the latest updates on local and national planning-related issues. Information on our working practices, such as Planning Committee arrangements, and other planning information can be found by searching for a topic on our [website](#) or try our Planning chatbot. Our planning advice and guidance webpages are a good place to start if you know your topic:

- [Planning advice and guidance- Cornwall Council](#)
- [General planning advice and guidance- Cornwall Council](#)

If you've any comments for feedback for the newsletter team, please contact us at positiveplanning@cornwall.gov.uk

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www.cornwall.gov.uk

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Planning Enforcement Team focus

The enforcement team tends to tick along quietly in the background, but it is an essential part of the planning system to ensure planning officers' hard work in securing good development in the right places is delivered and to maintain overall confidence in the planning system.

Enforcement is often criticised for not taking enough enforcement action, however, this is an incorrect assumption. For the calendar year 2023 Cornwall Council ranked 7th out of 309 Councils nationally for the most enforcement notices served and retained its spot at number 1 (it's been number 1, 4 out of the last 5 years) for most Planning Contravention Notices served. In addition, it negotiated the submission of 227 retrospective planning applications to regularise unauthorised development. This demonstrates the team strikes a good balance between negotiating solutions and taking formal enforcement action.

The team also had some welcome feedback following a training event this Spring with Members.

"I just write to say thank you to the Enforcement team The team have an unenviable job, and I have found them ALL to be absolutely professional and helpful in every way In handling issues that I continuously encounter "on the street"

Please pass my sincere best wishes to them all for everything they do

Successful prosecution for non-compliance with a Listed Building Enforcement Notice

As part of the Council's commitment to provide a robust planning enforcement service, the Planning Enforcement Team has prosecuted Lauren Goodison-Powell for the failure to fully comply with a Listed Building Enforcement Notice which required her to remove UPVC windows installed without consent at 15 Castle Street, Liskeard.

The case was heard at Bodmin Magistrates Court on 12 March 2024, when the defendant pleaded guilty to the offence of non-compliance with the Listed Building Enforcement Notice. The defendant was fined £187.00 and ordered to pay costs of £1500 to the Council along with a £75 victim surcharge. The non-compliance with a Listed Building Enforcement Notice is a criminal offence and the Planning Enforcement Team are committed to prosecuting persons who do not comply with these notices. In this case as well as the financial cost the defendant has gained a criminal record along with still having to comply with the Enforcement Notice.

[Planning enforcement- Cornwall Council](#)

Spring 2024 | Planning news for local councils and agents

Appointment of a Planning Consultant for planning application PA23/10211 – Land Opposite Salter Close, St Martin, East Looe

Due to our expressed wish to uphold our objection to the Cornwall Council Sub-East Planning Committee I have contacted many planning consultants who for one reason or another have not installed confidence or have proven to have had a Conflict of Interest' with Cornwall Council. My personal preference due to previous experiences is to appoint a firm who are located out of Cornwall who can then provide an impartial service for us .

I would strongly recommend using the proposed provider who are a large and professional company. My personal feeling is that their fee proposal is competitive and in line with what you would expect for their professional and specialist service.

You will also note the mention of appointing an engineer for specialist advice on drainage and water runoff, these quotations can be dealt with under separate cover as and when they are received . These will be subject to review by Full Council and agreement to the proposed expenditure.

I would suggest that we use the remaining Planning Committee budget of approx £1800.00 to cover a large proportion of the proposed fee which is £2.450.00 (excl VAT) .

I do hope I have support from Full Council to proceed with this course of action as the application in question is extremely detrimental to our town on many different levels . LTC need to uphold the objections and concerns raised by our community .

I believe the proposed course of action sits inline with LTC's Planning Consultation Policy re-adopted by Council on 15th May 2023. For ease of reference I attach a screenshot below :

Planning Consultancy

Looe Town Council will consider appointing a planning consultant to represent the interests of the town in certain circumstances. These include:

- Appeal by an applicant against refusal by Cornwall Council where Looe Town Council considers that Local Planning Policy and the Looe Neighbourhood Development Plan has been taken fully into account by Cornwall Council in reaching their decision for refusal.
- An appeal where the land parcel or building is documented within supplementary documents such as '**Looe Local Landscape Character Assessment**'. This will be to uphold the policies of the Looe Neighbourhood Development Plan to protect the townscape or seascape.
- Objection to a major development or that on a prominent/important site in the town where there is a need to gather evidence from a number of sources to effectively support the Town Council's reasoning.

Looe Town Council will retain the right to consider each case individually and balance the costs and benefits of intervening in appeals. Looe Town Council will not appoint representation on every appeal within the parish.

Finally, I would as always like to thank all the team for their continued work and support and Planning members for their dedication.

Cllr James Lundy – Planning Chair, CAP Rep and Cornwall Planning Partnership

26.4.24