



LOOE TOWN COUNCIL KONSEL TRE LOGH

MINUTES OF THE PLANNING COMMITTEE MEETING

Held on 14th May 2024 at 6.00pm

At Looe Library & Community Hub, The Millpool, Looe, PL13 2AF

REPORT TO COUNCIL

PRESENT: Chair: Councillor J Lundy (JL)
Councillor S Barker (SB)
Councillor C Harwood (CH)
Councillor S Remington (SR)
Councillor J Graham-Jones (JGJ)

IN ATTENDANCE: S Bonney – Admin and Planning Officer (APO)
Jim Candy – Cornwall Cllr – Looe West, Pelynt, Lansallos & Lanteglos
Two members of the public were in attendance.

	Welcome	Actions
	Cllr Lundy welcomed Councillors and members of the public to the meeting. He explained that the agenda would be re-ordered to consider planning applications of interest to members of the public in attendance before moving to other business.	
336.	To Receive and Consider Apologies No apologies for absence were received.	
337.	To Receive Declarations of Interest None declared.	
338.	To Receive Questions from members of the public: Cllr Lundy asked a member of the public to present her comments on application PA24/02604 – Annabell, Sandplace Road, St Martin, Looe. She explained that this was a revised application for the site, her concerns included:	

	<ul style="list-style-type: none"> • This deviation from the original plan to change the height of the deck and steps immediately adjacent to the neighbouring property constitutes a substantial departure from the approved plans and poses significant loss of privacy to the whole ground floor living space of the neighbouring property. • The alterations are not very minor but should qualify as material changes to the development as the approved plans explicitly specified utilisation of an existing concrete flight of steps. • The proposed changes, directly contradict the original planning application (PA19/10598), which exclusively decreed that six steps were to be cut into the ground floor of the balcony. These provisions have been circumvented by extending the balcony frontage, which is unacceptable and must be resolved by the removal of unauthorised work. • The unauthorised extension of the front balcony over the area designated for the agreed-upon six steps, represents a significant deviation from the original approved plans and in addition, the offending steps are approximately 1.82 metres higher than approved along the boundary between Annabell/Veronica and Westcove. • Persons ascending or descending the proposed steps will look directly into the ground floor living spaces (lounge, dining area and kitchen) of the neighbouring property Westcove. • The unauthorised extension of the ground floor balcony was not included in the original application. • The tangible and substantial loss of privacy consequences for neighbouring residents. • The importance that any alterations to the application adhere to the provisions outlined in Section 96a of the Town & Country Planning Act, respecting the rights and interests of neighbouring residents which this application appears to not adhere to. <p>A discussion then ensued between councillors which included such matters: The current situated stone steps at Annabel should be retained as they are at an acceptable height and scale which does not impact on the neighbouring property Westcove but would still provide a serviceable access to the newly built Annabel on the old Veronica site.</p> <p>Looe Town Council question this being a non-material amendment, the committee referred to section 96a of the Town and Country Planning Act 1990.</p>	<p>APO add comments to CC portal.</p>
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	<p>The committee also drew attention to the following policies that the amendments are against:</p> <p><u>Policies:</u></p> <p>Looe Neighbourhood Development Plan: Policy TC9: Development on steep slopes, section B: Respects the amenities of existing properties.</p> <p>Cornwall Local Plan: Policy 12: Section 2: Development should protect individuals and property from: A: Overlooking, an unreasonable loss of privacy. B: Overshadowing and overbearing impacts. C: Unreasonable noise and disturbance</p> <p>Policy 16: Health and Wellbeing: Noise Pollution from proposed metal material for staircase due to proximity to Westcove.</p> <p>It was resolved to OBJECT to the application PA24/02604 Proposed by Cllr Lundy, seconded by Cllr Remington. All in favour.</p> <p>Two members of the public left the meeting and Councillors returned to the correct order of Agenda.</p>	
<p>339.</p>	<p>To Resolve to Approve the Minutes of the Planning Committee meetings held on 5th March 2024, 6th March 2024 and the 9th of April 2024.</p> <p>It was resolved to approve the minutes of the planning committee meeting on the 5th of March 2024 Proposed by Cllr Lundy, seconded by Cllr Graham-Jones, All in favour.</p> <p>It was resolved to approve the minutes of the planning committee meeting on the 6th of March 2024 Proposed by Cllr Lundy, seconded by Cllr Harwood, All in favour.</p> <p>It was resolved to approve the minutes of the planning committee meeting on the 9th of April 2024 Proposed by Cllr Lundy, seconded by Cllr Remington, Cllr Harwood and Cllr Barker in favour.</p>	
<p>340.</p>	<p>Questions on Update from Admin & Planning Officer.</p> <p>APO stated that a written report had been circulated to Councillors from APO and all actions from previous meetings were completed. No further questions were raised. There were then further questions regarding the Application number</p>	

<p>341.</p>	<p>Correspondence Correspondence had been circulated to members and was noted by those present:</p> <ul style="list-style-type: none"> • PA24 02604 • Deed of Modification Request • Vehicles in the Pedestrian part of Hannafore Lane • Comments Received from DG re PA24 02729 • Comments Received from DG re PA24 01569 • Comments Received from DG re Windows, Shopfronts and Advertising • PA23 1044 Pavement License • EN24 00114 Closure Letter 	
<p>342.</p>	<p>To Receive and Note Decision Notices.</p> <p>It was noted that decisions are currently 73.13% in line with those of Cornwall Council and the Chair referred to the record of this available to Councillors in the meeting folder.</p>	
<p>343.</p>	<p>To Receive and Discuss Site Meetings and Planning Appeals None received.</p>	
<p>344.</p>	<p>To Receive and Discuss 5 Day Protocols Non-Outstanding.</p>	
<p>345.</p>	<p>To Consider the Planning Applications as listed and agree comments/ recommendations to be made to Cornwall Council.</p> <p>PA24/02334 It was agreed that Looe Town council would await a new application before we would comment further as a consultee.</p> <p>PA24/02469 It was discussed that this application requires a land stability report, and a drainage report to be included in the application, therefore, Looe Town Council Object to this application. It was resolved to OBJECT to this application PA24/02469. Proposed by Cllr Lundy, seconded by Cllr Remington. All in favour.</p> <p>PA24/02729 A discussion ensued regarding this application PA24/02729, points raised included, the revised dormer proposal at Driftwood would seem appropriate for the building's prominent position above West Looe Quay and close to St Nicholas Church, although Looe Town Council are concerned about the UPVC bay windows as they are not heritage grade, the solar panels are also of concern if these would be publicly visible. The Conservation Area is virtually free of roof-mounted solar panels,</p>	<p>APO upload comments to CC website</p>

	<p>Looe’s traditional slate-clad roofs are widely visible and form an important and recognisable part of Looe's distinctive character.</p> <p>Looe Town Council Object to the proposed as per the following policies:</p> <p>The Climate Emergency Development Plan Document ensures renewable energy production in Cornwall takes place in an environmentally acceptable way. Policy SEC1(4) requires that 'proposals affecting heritage assets, including their settings, shall seek to avoid and minimise negative impacts on their significance and conserve the character of historic townscapes, landscapes and seascape’.</p> <p>Looe Neighbourhood Development Plan TC 3: Design & Local Distinctiveness in Looe's Historic Core policy (p85) supports development that responds positively to local identity, distinctiveness, and historical setting in terms of roof forms and roofscape using local materials and building traditions where practical.</p> <p>Looe Neighbourhood Development Plan DS 2 - Renewable Energy policy (p40) states "proposals for energy generating infrastructure to serve individual properties will be supported provided it is APPROPRIATE to the location”.</p> <p>It was resolved to OBJECT to this application PA24/02729. Proposed by Cllr Lundy, seconded by Cllr Harwood. All in favour.</p> <p>PA24/03204 It was resolved to SUPPORT the application PA24/03204 Proposed by Cllr Lundy, seconded by Cllr Remington. All in favour.</p>	
<p>346.</p>	<p>To Discuss and Recommend Communication of Key Messages</p> <p>None.</p>	
<p>347.</p>	<p>Other urgent business as determined by the Chairman (for information only)</p> <p>None.</p>	
<p>348.</p>	<p>Exclusion of members of the press and public</p> <p>No Matters. The Meeting closed at 6.52pm.</p>	
	<p>Date of next Planning Meeting:</p> <p>To be confirmed.</p>	

Signed

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