

LOOE TOWN COUNCIL**KONSEL TRE LOGH**

Looe Library and Community Hub,

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**Planning Report for Full Council 17.6.24**

Although this month has seen fewer applications, there has been an increase in enquiries from members of the public in relation to planning processes/issues.

I have listed below the applications reviewed and commented on by the Planning Committee in the month of June :

DATE	REF. & OFFICER	LOCATION	PROPOSAL
16 May 2024	PA24/03652 Philippa Day	Ifor West Looe Hill West Looe	Notification of works to Trees in a Conservation Area namely fell to ground level due to signs of ash die-back causing a potential hazard to neighbouring building (T1 - Ash)
17 May 2024	PA24/03415 Josep Sandercock	Land Adjoining Millpool Boating Lake Bridgend The Millpool	The use of land for the stationing of a kiosk on a seasonal basis, in association with the activities undertaken at land at adjoining Millpool Boating Lake
21 May 2024	PA24/03463 Francine Wearne	Trehaven Manor Hotel Station Road East Looe	Certificate of lawfulness for existing use as self contained dwellinghouse within the fabric of the hotel/B and B
23 May 2024	PA24/02592 Josep Sandercock	1 Pendrim Park Pendrim Road E ast Looe	<ol style="list-style-type: none"> 1. To replace existing glass conservatory style roof with Leka style cosy roof system to provide better insulation for house. The roof system will consist of synthetic roof tiles and 3 Velux roof windows. 2. To add DEFRA approved log burner and replace existing false chimney with black log burner flue pipe. 3. To add raised wooden deck to side of existing balcony.
28 May 2024	PA24/00047 Georgia Rowe	Captains House Higher Market Street East Looe	Installation of solar slates to the south-west facing roof slope.

Planning Decisions Percentages in line with Cornwall Council

This month has seen an increase in our agreement with Cornwall Council's Planning Department to **75.18 %** the previous in May was **73.13%**.

Public enquiries with regards to Holiday Letting

Several enquiries have been received by myself in relation to turning full time residential into holiday lets, in all cases this has related to existing housing stock located within Looe's Historic Core within the Conservation Area. The following guidance has been given :

Quote

'My personal opinion is that you would not be required to obtain planning permission to turn your property to a holiday let.

However, I would suggest that you look at the following section on Cornwall Council's website with regards to 'Second Homes' and properties being used as holiday lets :

<https://www.cornwall.gov.uk/council-tax/second-homes/>

'Property being used as a holiday let

Holiday lets are valued for Business Rates if:

- ***in the last 12 months the property has been available to let commercially for short periods of at least 140 nights; and***
- ***the property will be available to let commercially for short periods of at least 140 nights in the next 12 months; and***
- ***in the last 12 months the property has actually been let commercially as self-catering accommodation for short periods of 70 nights or more***

Holiday lets will initially need to be charged Council Tax for at least 140 days. The property can only be assessed for Business Rates once all of the above criteria are met.

The Valuation Office Agency will decide whether your holiday let should be listed for Business Rates or Council Tax. This decision is not made by Cornwall Council.

If you meet the above criteria you can ask the Valuation Office Agency to move your holiday let from Council Tax to Business Rates.'

Fly-Posting

As covered within Lynda's Town Clerk's Report Fly-Posting is proving to be a real issue within the town especially within the Conservation Area. It would be extremely beneficial for Looe Town Council to adopt a policy for this specific issue as it's becoming more prevalent, leading to a further downgrade of our historic setting and it therefore is becoming over commercialised and cluttered.



Example of unauthorised Fly-Posting

Enforcement

Enforcement cases are still increasing and being reported. Please let me know if you spot anything that you feel is a breach of planning that requires reporting to Cornwall Council Enforcement .

PA23/10211 Land Opposite Salter Close – Cornwall Council Sub-East Area Planning Committee

Work is ongoing between myself and our appointed Planning Consultant . We are awaiting confirmation of when the application will be heard.

On a final note I would like to thank everyone for their ongoing support.

**Cllr James Lundy – Planning Chair and Cornwall Council Planning
Partnership Rep 14.6.24**