



# LOOE TOWN COUNCIL KONSEL TRE LOGH

## MINUTES OF THE PLANNING COMMITTEE MEETING

Held on 11<sup>th</sup> June 2024 at 6.00pm

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

### REPORT TO COUNCIL

**PRESENT:** Chair: Councillor J Lundy (JL)  
Councillor C Harwood (CH)  
Councillor S Remington (SR)

**IN ATTENDANCE:** S Bonney – Admin and Planning Officer (APO)

|           | <b>Welcome</b><br>Cllr Lundy welcomed Councillors   | <b>Actions</b> |
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| <b>1.</b> | <b>To Receive and Consider Apologies</b><br><br>Apologies were received from Councillor S Barker.<br>Councillor J Graham-Jones was absent from the meeting.   |                |
| <b>2.</b> | <b>To Receive Declarations of Interest</b><br><br>None declared.  |                |
| <b>3.</b> | <b>To Receive Questions from members of the public:</b><br><br>There were no members of the public in attendance.   |                |
| <b>4.</b> | <b>To Resolve to Approve the Minutes of the Planning Committee meetings held on the 14<sup>th</sup> of May 2024.</b><br><br>It was <b>resolved</b> to approve the minutes of the planning committee meeting on the 14th of May 2024 Proposed by Cllr Lundy, seconded by Cllr Remington, Cllr Harwood in favour. |                |
| <b>5.</b> | <b>Questions on Update from Admin &amp; Planning Officer.</b><br>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.  |                |

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| 6.  | <p><b>Correspondence</b><br/>Correspondence had been circulated to members and was noted by those present:</p> <ul style="list-style-type: none"> <li>• Appeal Notification PA23/08136 Driftwood.</li> <li>• Comments from DG re PA24 00047 Revised proposals for solar equipment.</li> <li>• Comments from DG re PA24/02592 1 Pendrim Park.</li> </ul>   |                                   |
| 7.  | <p><b>To Receive and Note Decision Notices.</b></p> <p>It was noted that decisions are currently 75.18% in line with those of Cornwall Council and the Chair referred to the record of this available to Councillors in the meeting folder.</p>   |                                   |
| 8.  | <p><b>To Receive and Discuss Site Meetings and Planning Appeals</b></p> <p>None received.</p>   |                                   |
| 9.  | <p><b>To Receive and Discuss 5 Day Protocols</b></p> <p>PA24/02729 will be discussed via email.</p>   | APO upload comments to CC website |
| 10. | <p><b>To Consider the Planning Applications as listed and agree comments/ recommendations to be made to Cornwall Council.</b></p> <p><b><u>PA24/03652</u></b><br/>This application has already decided.</p> <p><b><u>PA24/03415</u></b><br/>Looe Town Council Object to this planning application due to insufficient information including the full visual impact, and that this proposal could set a precedent in an area which would be the wrong location. The area is also allocated as an emergency landing area. The proposed is also against:<br/>Policy TC10 - Landscape and Heritage Views and Vistas, within the Looe Neighbourhood Development Plan, as the proposed would be detrimental to the visual impact of the estuary setting.</p> <p>It was <b>resolved</b> to OBJECT to this application PA24/03415. Proposed by Cllr Lundy, seconded by Cllr Harwood. Cllr Remington in favour.</p> <p><b><u>PA24/03463</u></b><br/>LTC draw to attention to the 'Letters of Truth' that are not attached to the application.<br/>It was <b>resolved</b> to SUPPORT this application PA24/03463. Proposed by Cllr Lundy, seconded by Cllr Remington. Cllr Harwood in favour.</p> | APO upload comments to CC website |

**PA24/02592**

A discussion ensued regarding the application PA24/02592; points raised included:

- The existing roof tiles appear to be natural slate so it would be more beneficial to match this material as closely as possible for source, rather than to employ synthetic roof tiles as proposed.
- There are concerns that emissions from Defra-exempt log burners may still be harmful to the environment and to public health in the neighbourhood as wood-burning stoves can produce more toxic air pollution than gas central heating.
- The use of glass with stainless steel supports for the new and the existing balustrading, glass and stainless have a modern, manufactured appearance and are not sympathetic to the Conservation Area. None of the other properties in Pendrim Park, Pendrim Road or Elm Tree Road have glass balustrading.

It was also discussed that the proposed is against Looe's adopted Neighbourhood Development Plan:

Policy TC3 - Design and Local Distinctiveness in Looe's Historic Core.

'Materials where practical should respect local building traditions and be sourced locally'.

It was **resolved** to OBJECT to this application PA24/02592. Proposed by Cllr Lundy, seconded by Cllr Remington. Cllr Harwood in favour.

**PA24/00047**

A discussion ensued regarding the application PA24/00047; points raised included:

- The product is not supplied as individual slates but in panels approximately 1m wide representing 4 nominal slate-widths. The panels are subdivided by black lines on the surface (not indented grooves) that seek to give an illusion of joints between the would-be slates.
- GB-Sol confirms their system cannot be incorporated into an existing roof and a new roof installation and battening is required thus irreversibly replacing any existing historic roofing material.
- The product's sky facing surface is clear toughened glass with a frosted finish over a black PV module which combine to give an overall greyish appearance that turns black when wetted. As the panels can't readily be trimmed to size, a natural slate border (2 slate widths or 500mm) is recommended all around.
- Due to their smooth glass finish, solar slates are mostly self-cleaning in the UK climate and maintain their appearance. Unlike natural slate however they would not weather-in or be fully assimilated into any surrounding slate roof which traditionally possesses a lightly textured

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|            | <p>/riven surface that acquires a distinctive and attractive aged patina as it evolves over time.</p> <ul style="list-style-type: none"> <li>• The Conservation Area currently remains virtually free of roof-mounted solar equipment in Looe's historic core where, because of the town's unique topography, its traditional slate-clad roofs are widely visible and represent an important and recognisable part of Looe's distinctive character.</li> <li>• The proposed introduction of this manufactured product would start to degrade Looe's iconic roofscape and have a lasting negative impact on the historic character of Captains House contrary to the Cornwall's Climate Emergency policies which were adopted to ensure renewable energy production in Cornwall takes place in an environmentally acceptable way.</li> <li>• Policy SEC1(4) of the Climate Emergency DPD states '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'.</li> </ul> <p>It was <b>resolved</b> to OBJECT to this application PA24/00047. Proposed by Cllr Lundy, seconded by Cllr Remington. Cllr Harwood in favour.</p> |  |
| <b>11.</b> | <p><b>To Discuss and Recommend Communication of Key Messages</b></p> <p>The Signage policy will be discussed at the next Full council meeting.</p>   |  |
| <b>12.</b> | <p><b>Other urgent business as determined by the Chairman (for information only)</b></p> <ul style="list-style-type: none"> <li>• PA24 04173 Request for extension refused.</li> <li>• PA24 04203 Request for extension refused.</li> </ul>  |  |
| <b>13.</b> | <p><b>Exclusion of members of the press and public</b></p> <p>No Matters.<br/>The Meeting closed at 6.55pm.</p>  |  |
|            | <p><b>Date of next Planning Meeting:</b></p> <p>16<sup>th</sup> July 2024.</p>   |  |

Signed .....

Date.....