



LOOE TOWN COUNCIL KONSEL TRE LOGH

MINUTES OF THE PLANNING COMMITTEE MEETING

Held on 6th March 2024 at 6.30pm

At The Millpool Centre, The Millpool, Looe, PL13 2AF

REPORT TO COUNCIL

PRESENT: Chair: Councillor J Lundy (JL)
Councillor C Harwood (CH)
Councillor Graham-Jones (JGJ)

OFFICERS: S Bonney – Administration and Planning Officer (APO)
D Folland - Administration Officer (AO)

318.	To Receive and Consider Apologies Apologies were received from Councillors Remington and Barker.	
319.	To Receive Declarations of Interest None declared.	
320.	To Receive Questions from members of the public: The Chair welcomed councillors and members of the public, he outlined the Purpose of this special committee meeting, and invited the members of the public in attendance to provide their comments, concerns and ask questions which included matters such as: Drainage concerns, water runoff from the Barratts Estate to the lower catchment area Sewage Spills, Barratt Estate Road Structure, Landslide Risk, ancient woodland, Infrastructure and the risk of traffic accidents. The APO then read aloud statements from members of the public and the deputy mayor who could not attend that were received in advance of the meeting.	

<p>321.</p>	<p><u>To Consider Planning Applications Re: PA23/09844 - Land To The West Of Kilmer's Way Kilmer's Way St Martin Looe.</u></p> <p><u>Outline application with some matters (appearance and landscaping) reserved for Use Class E commercial development comprising 18 units, car parking and access roads.</u></p> <p>The planning committee then discussed the application which included the following concerns:</p> <p>It was discussed that this proposal would have a detrimental impact on the appearance and character of the immediate neighbourhood and on the amenities of the adjoining residential areas in terms of noise, effluent or fumes, traffic generation, potential for traffic accidents, and would add to difficulties with water supply, sewage, sewage treatment and runoff water.</p> <p>Councillor Lundy read out the following concerns including the coroner's report from the fatality in 2013:</p> <p><u>Drainage</u></p> <p>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 along St Martin's Road and Sandplace Road.</p> <p><u>Sewage Spills</u></p> <p>The local sunrising estate is currently experiencing sewage spills into private properties, the report in 2017 which was produced after the inquest of the fatality from previous new homes development has not been adopted by Cornwall Council, therefore further development on the site would add further pressure on the sewage system in an area where there are regular sewage overspills. Highways Manual Review 2017</p> <p><u>Further Concerns</u></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><u>Landslide Risk</u></p> <p>Looe Town Council are concerned about Landslide Risk the verdict from the coroner regarding the fatality in 2013 as follows:</p> <p><u>Verdict by the Coroner:</u></p> <p><i>"Susan Norman died as a result of being buried by the property she lived in, it</i></p>	<p>APO to upload Comments to Cornwall Council Website</p>

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 further development then this would affect the local businesses as it would cut off one of the main access routes to the town.

Cornwall Council Highways Manual Review 2017

Looe Town Council also draw attention to Article 2 of The Human Rights Act 1998 ' Right to Life'.

A Cornwall Council Highways Manual Review took place in Approx April 2017 to consider the inquest findings into the death of Susan Norman and what lessons had been learnt. To date, since the manual review and its subsequent recommendations, nothing has been resolved upon those recommendations.

St Martins is listed as a county wildlife Site.

The potential of runoff water could run through the woods, destroying protected ancient trees and the decimation of ancient woodland, it was also noted that protected species such as bats and badgers are living in this area.

The area is also classified as an Area of Great Landscape Value, St Martins is listed as a country wildlife preserve. The proposal would be an incursion onto the ancient, wooded area of St Martin's Woods which date as far back as the Iron Age.

Barratts Estate Road Structure and access

The structure of the road is inadequate and usually double parked, therefore causing a potential for an accident. The proposed is also in close proximity to a children's play area.

	<p><u>Police Capacity</u></p> <p>Looe Town council are further concerned at the added potential of traffic accidents that could impact police time and risk to the safety of residents.</p> <p><u>Proposed Bus Stop Contribution</u></p> <p>The proposal of a contribution towards a bus stop on the B3253 St Martin's Road has over the last few years been discussed at great length by Looe Town Council and Cornwall Council. The proposed area required the removal of the Ancient Cornish Hedgerow which would be in breach of the adopted Looe Neighbourhood Development Plan and also Cornwall Local Plan. The removal of such an important hedgerow would cause further water runoff issues and has been proven to be a non-viable proposal by Cornwall Council.</p> <p><u>Polean Trading Estate</u></p> <p>A substantial proposal from West Looe Town Trust for The Polean Trading Estate is underway which will include a large number of employment units for local businesses. This location is in a safe and more appropriate town centre location, this is shortly to be received.</p> <p>Councillor Lundy went on to say that because of these serious concerns he would not be supporting the application, he went on to say that Looe Town Council draw the applicant's attention to the moral implications of this proposal and the detrimental knock-on effects this will have for the Town of Looe.</p> <p>Councillor Graham-Jones said that he supported Councillor Lundy's statement and that he appreciated that Looe would benefit from further business development, however, the town does not need another fatality, the risk incurred with further development would outweigh the benefits. Building in this location is the wrong area and that the applicant has not looked at the steepness of the road. Councillor Graham-Jones went on to say that The Polean trading estate or Liskeard could be used and those areas have a better infrastructure.</p> <p>Councillor Harwood said that he supports the statement made by councillor Lundy and that he welcomes business opportunities to the area, however, he is extremely concerned that the drainage would be inadequate due to the huge expanse of tarmac which would be beyond what would be acceptable, the proposed could also pose an anti-social behaviour issue in the evenings. He went on to say that the access road does not service this type of development due to the width and design. The proposed would also pose severe risk to children, as the industrial units would be serviced by cars and lorries.</p> <p>It was resolved to OBJECT to PA23/09844 as Proposed by Cllr Lundy, seconded by Cllr Graham-Jones, Cllr Harwood in favour.</p>	
322.	Exclusion of members of the press and public	

	No Matters. The Meeting closed at 7.30pm	
	Date of next Planning Meeting: Tuesday 9 th April 2024.	

Signed

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