



# LOOE TOWN COUNCIL KONSEL TRE LOGH

## MINUTES OF THE PLANNING COMMITTEE MEETING

Held on 9<sup>th</sup> April 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

**IN ATTENDANCE:** K Vaughan – Deputy Clerk (DC)  
Armand Toms – Cornwall Cllr– Looe East & Deviock  
Jim Candy – Cornwall Cllr – Looe West, Pelynt, Lansallos & Lanteglos  
Three members of the public were in attendance.

	<b>Welcome</b>	<b>Actions</b>
	<p>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.</p>	
<b>322.</b>	<p><b>To Receive and Consider Apologies</b></p> <p>No apologies for absence were received and Cllr Graham-Jones was absent from the meeting.</p>	
<b>323.</b>	<p><b>To Receive Declarations of Interest</b></p> <p>None declared.</p>	
<b>324.</b>	<p><b>To Receive Questions from members of the public:</b></p> <p>Cllr Lundy asked Mr David Ray to present his comments on application PA24/00425 – Former Chapel of Rest, West Looe. Mr Ray explained that this was a revised application for the site after CC refused previous</p>	

development which had been supported by Looe Town Council. He stated that this was efficient use of a brown field site, proving in-fill dwellings as set out in Looe Neighbourhood Development Plan. Mr Ray summarised how the previous objections of CC Planning Officer had been addressed, including:

- Changes to design to move building further back (from North).
- Reduction in volume to maintain estuary views from above.
- Increased distance from boundary with Millpool Centre.
- Greater privacy for neighbours through building at oblique angle to Millpool Centre and installing opaque windows to Creekside elevation.
- Reduced size, number of dwellings, apartment sizes and ridge height to attend to Officer's feedback about over-development of site.

No other members of the public wished to comment on this application.

Councillor Lundy noted public comments on the CC Planning Portal relating to meeting local housing needs and asked whether the apartments would address this. Mr Ray confirmed that the properties would be open-market housing and not affordable homes, but full-time residences. Councillors were satisfied that a principal residency clause could be a condition of any planning permission granted and stated that revisions to the design had been taken on board. Comments were made about the attractiveness of the proposed design but there remained some concerns about the height of the building, even after revisions.

The CC ward member for Looe West, Pelynt, Lansallos & Lanteglos made a statement to Councillors about his view of the application.

It was **resolved** to await views of the Planning Officer after their site visit before LTC provide formal comment on application **PA24/00425**.  
Proposed by Cllr Lundy, seconded by Cllr Barker. All in favour.

Two members of the public left the meeting, and the remaining attendee was asked to speak about the application concerning them: PA24/01396 – 33 Bodrigan Road, East Looe. Mr Goodwin stated that he lived in the road and the proposed development was in a row of bungalows where the owner wanted to add a second storey. He expressed views that this was out of keeping with the neighbourhood; would overshadow neighbouring properties; would increase weight on sloping land; and was likely to add to surface water drainage problems already experienced in the area.

Councillors discussed the application and noted the dominance of the proposal which would lead to overshadowing and was not in keeping with neighbouring properties, particularly in terms of ridge height. The likely impact on neighbours was recognised and the Chair referred Councillors to Cornwall Local Plan, Policy 12.

	<p>The CC ward member for Looe East &amp; Deviock made a statement to Councillors about his view of the application.</p> <p>It was <b>resolved</b> to OBJECT to application <b>PA24/01396</b>. Proposed by Cllr Lundy, seconded by Cllr Remington. Carried 3 for / 1 abstained.</p> <p>The member of the public left the meeting along with CC member for Looe West, and Councillors returned to the correct order of Agenda.</p>	DC add comments to CC portal
<b>325.</b>	<p><b>To Resolve to Approve the Minutes of the Planning Committee meeting held on 5<sup>th</sup> March 2024 and the minutes of the section planning meeting held on 6<sup>th</sup> March 2024.</b></p> <p>There were insufficient Councillors present who had been at previous meetings, so approval of March minutes carried forward to May meeting</p>	APO add to agenda.
<b>326.</b>	<p><b>Questions on Update from Admin &amp; Planning Officer.</b></p> <p>DC 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.</p>	
<b>327.</b>	<p><b>Correspondence</b></p> <p>Correspondence had been circulated to members and was noted by those present:</p> <ul style="list-style-type: none"> <li>• Withdrawal notices for street trading consent application</li> <li>• Havenford House, Hannafore Lane – decision on trees</li> <li>• PA24/01569 Planning app – Business &amp; Learning hub</li> <li>• Armand Toms message re. changing garage to office/other</li> <li>• Comments from member of the public on planning applications: PA24/00047; and PA24/00425</li> </ul>	
<b>328.</b>	<p><b>To Receive and Note Decision Notices.</b></p> <p>It was noted that decisions are currently 74.8% in line with those of Cornwall Council and the Chair referred to the record of this available to Councillors in the meeting folder.</p>	
<b>329.</b>	<p><b>To Receive and Discuss Site Meetings and Planning Appeals</b></p> <p>None received.</p>	
<b>330.</b>	<p><b>To Receive and Discuss 5 Day Protocols</b></p> <p>It was noted that responses had been sent to CC regarding protocols received reference PA23/10211 (committee decision requested); and</p>	

	<p>PA23/10403 (agree with Planning Officer)</p> <p>Councillors discussed and agreed responses to further protocols as follows:  PA23/07394 – Agree with Planning Officer recommendations.  PA24/00774 - Agree with Planning Officer recommendations.</p>	DC inform Planning Officers
331.	<p><b>To Consider the Planning Applications as listed and agree comments/ recommendations to be made to Cornwall Council.</b></p> <p><b>PA24/01683</b>  It was <b>resolved</b> to SUPPORT application PA24/ 01683. Proposed by Cllr Lundy, seconded by Cllr Remington. All in favour.</p> <p><b>PA24/00047</b>  Councillors noted that this application was for solar panels in a very visible location in the historic core of town and Looe’s Article 4 Conservation area. The climate emergency and possible alternative solar systems were discussed that may be more in keeping. It was <b>resolved</b> to OBJECT to application PA24/00047. Proposed by Cllr Lundy, seconded by Cllr Remington. Carried 3 for / 1 against.</p> <p><b>PA24/01987</b>  Trees application noted - no comment required.</p> <p><b>PA24/02052</b>  It was <b>resolved</b> to SUPPORT application PA24/02052, subject to installation not being visible from public areas. Proposed by Cllr Lundy, seconded by Cllr Remington. All in favour</p>	DC upload comments to CC website
332.	<p><b>To Review Draft Signage Policy and make recommendations to Full Council</b></p> <p>The Chair advised Councillors that the Town Clerk was investigating a Public Spaces Order with Cornwall Council, and that draft policy was being revised. It was agreed that proposed policy should also be shared with business owners in Looe, and that a further update would be given at next Planning meeting.</p>	APO add to Agenda
333.	<p><b>To Discuss and Recommend Communication of Key Messages</b></p> <p>None</p>	
334.	<p><b>Other urgent business as determined by the Chairman (for information only)</b></p> <p>The Chair updated members on his successful appointment as South East Cornwall’s representative on the Cornwall Planning Partnership. He explained that this group was looking at CC planning systems and giving feedback from the perspective of local councils.</p>	

<p><b>335.</b></p>	<p><b>Exclusion of members of the press and public</b></p> <p>No Matters.</p> <p>The Meeting closed at 7.14pm.</p>	
	<p><b>Date of next Planning Meeting:</b></p> <p>Tuesday 14<sup>th</sup> May 2024.</p>	

Signed .....

Date.....