



LOOE TOWN COUNCIL KONSEL TRE LOGH

MINUTES OF THE PLANNING COMMITTEE MEETING

Held on 16th July 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)

	Welcome Cllr Lundy welcomed Councillors	Actions
1.	To Receive and Consider Apologies Apologies were received from Councillors Barker and Graham-Jones.	
2.	To Receive Declarations of Interest None declared.	
3.	To Receive Questions from members of the public: There were no members of the public in attendance.	
4.	To Resolve to Approve the Minutes of the Planning Committee meetings held on the 11th of June 2024. It was resolved to approve the minutes of the planning committee meeting on the 11th of June 2024 Proposed by Cllr Lundy, seconded by Cllr Harwood, Cllr Remington in favour.	
5.	Questions on Update from Admin & Planning Officer. 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.	

6.	<p>Correspondence Correspondence had been circulated to members and was noted by those present:</p> <ul style="list-style-type: none"> • Event Notification, Looe Food Festival • Comments from DG re PA24 02784 • Comments from DG re PA24 03615 • EN23 00093 Complainant Closure Letter • Fieldhead Hotel development Concerns and Pictures • Draft Gambling Policy for Consultation 	
7.	<p>To Receive and Note Decision Notices.</p> <p>It was noted that decisions are currently 74.28% 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>To Receive and Discuss Site Meetings and Planning Appeals</p> <p>None received.</p>	
9.	<p>To Receive and Discuss 5 Day Protocols</p> <p>Non-Outstanding.</p>	
10.	<p>To Consider the Planning Applications as listed and agree comments/ recommendations to be made to Cornwall Council.</p> <p><u>PA24/02784</u> The committee discussed this planning application, due to concerns raised by a member of the public as the application consists of a proposal for the existing road-facing bay window to incorporate a white UPVC framed double-glazed door and fanlight. The heavy looking doorway will look out of character with the building and the Conservation Area which the Council has a statutory duty to conserve and enhance for the benefit of society. It was resolved to OBJECT to this application PA24/02784. Proposed by Cllr Lundy, seconded by Cllr Remington, Cllr Harwood in favour.</p> <p><u>PA24/03614</u> It was resolved to SUPPORT this application PA24/03614 Subject to supplying a street scene visual to show the proposed right height against the neighbouring properties. Proposed by Cllr Lundy, seconded by Cllr Harwood. Cllr Remington in favour.</p> <p><u>PA24/03664</u> Looe Town Council are unable to comment as there is no paperwork available on the portal for this application.</p>	<p>APO upload comments to CC website</p>

PA24 03852

It was **resolved** to SUPPORT this application PA24/03852. Proposed by Cllr Lundy, seconded by Cllr Remington. Cllr Harwood in favour.

PA24 03883

It was resolved to SUPPORT this application PA24/03883. Proposed by Cllr Lundy, seconded by Cllr Remington. Cllr Harwood in favour.

PA24 03947

It was resolved to SUPPORT this application PA24/03947 Subject to further clarity of the proposed use of the new store building. Proposed by Cllr Lundy, seconded by Cllr Harwood. Cllr Remington in favour.

PA24 04620

It was resolved to SUPPORT this application PA24/04620 Subject to the provision of a Tree Safety Report. Proposed by Cllr Lundy, seconded by Cllr Remington. Cllr Harwood in favour.

PA24 09524

The committee discussed this application, concerns were raised as further clarity is required regarding the exact extent of the areas which would be treated with the proposed i.e. the sections or the whole wall which is preferable. whether the material of choice of the proposed design is locally distinctive as per the Looe Neighbourhood Development policy i.e. material/colour. Further concerns are raised that the carved cement will look false and man-made and the applying of colouration will not be convincing nor stand the test of time. The committee remained unconvinced that the proposed will give the impression of natural stone.

It was resolved to OBJECT this application PA24/09524. Proposed by Cllr Lundy, seconded by Cllr Remington. Cllr Harwood in favour.

PA24 03615

The committee discussed this application as concerns were raised of the appropriateness of solar panels in the Conservation Area if these would be publicly visible.

The application documents state "the in-roof system is designed to integrate seamlessly with existing roofing, minimising visual impact". However, there would still be a significant visual contrast between the reflective black finish of the PV panels and the lighter colour of the tiles which would be distinctly noticeable from whatever distance the roof may be seen.

The Climate Emergency DPD provides the policy context for renewable energy production in Cornwall to take place in an environmentally acceptable way. Policy SEC1(4) requires that proposals affecting heritage assets (such as a conservation area), including their settings, shall seek to avoid and minimise negative impacts on their significance and conserve the character of historic townscapes, landscapes and seascape.

There are also alternatives to putting PV equipment on the roofs of

- Looe's Conservation Area, such as:
- Historic England recommend a holistic approach to energy conservation in buildings.
 - Look at alternative renewal energy sources.
 - Engage in a community owned renewable energy scheme.
 - Invest in a 3rd party shared ownership solar farm.
 - Buy one's power from green energy suppliers.

It was **resolved** to OBJECT TO this application PA24/03615. Proposed by Cllr Lundy, seconded by Cllr Harwood. Cllr Remington in favour.

PA24/04264

It was **resolved** to SUPPORT TO this application PA24/04264. Proposed by Cllr Lundy, seconded by Cllr Harwood. Cllr Remington in favour.

PA24/04819

To be Considered at a future meeting.

PA24/04813

It was **resolved** to SUPPORT the non-material amendment application PA24/04813. Proposed by Cllr Lundy, seconded by Cllr Remington. Cllr Harwood in favour.

PA24/04173

It was discussed that Looe Town Council refer Cornwall Council back to our previous objection comments made on 5th March 24 for planning application PA24/01034 which are as follows:

Comment Date: Tue 05 Mar 2024

'Looe Town Council OBJECT to this Nonmaterial amendment application as per the previous Decision Notice PA20/07043 dated 18/12/20 - Existing small balcony retained, rear window to be partially cladded and variation to logo/branding.

The deviations from the approved plans are material changes to the appearance of the building and not very sympathetic to the conservation area as follows:

First floor veranda and ground floor external seating area, with internal alterations and external cladding facade with non-compliance with condition 2 of Decision Notice PA20/07043 dated 18.12.2020

1) The applied swirling waves pattern to the glass balustrading is modern/ non-traditional in design and conflicts with the historic qualities of Fore Street.

2) The retention of the projecting balcony makes for a greater expanse of toughened glass balustrading than at first envisaged. Together with the chrome hardware the character is modern/ contemporary and against the intentions of NDP POLICY TC3 - DESIGN AND LOCAL DISTINCTIVENESS IN LOOE'S HISTORIC CORE (p85) which says, 'materials where practical should respect local building traditions and be sourced locally'.

3) The signage is quite large and brash and conflicts with the provisions of NDP POLICY TC6 - SHOPFRONTS AND COMMERCIAL SIGNAGE IN LOOE'S

	<p>CONSERVATION AREA (p95-96) and the Cornwall Shopfront Design Guide. 4) This one smaller non-sash style window to the south elevation stands out as being of a different format to the rest of the windows in the row and out of character with the area.'</p> <p>It was resolved to OBJECT TO this application PA24/04173. Proposed by Cllr Lundy, seconded by Cllr Remington. Cllr Harwood in favour.</p> <p><u>PA24/04203</u></p> <p>The committee discussed this application as concerns were raised about various aspects of the proposals, and their cumulative impact, which is believed would be damaging to the conservation area without any public benefit.</p> <p>Excavated parking lots are not in keeping with surroundings and can be seen from the opposite valley side. The insertion of a large opening with reinforced concrete beam and overhead floor slab would create an out-of-character shadowy space at road level. There would be a loss of traditional stone walling which is an important local character feature noted in the Looe Conservation Area Appraisal section 7.4.</p> <p>LOOE Neighbourhood Development Policy TC3 CHARACTER AREA 5 - SHUTTA ROAD AND BARBICAN HILL (p91) which mentions walls in both Locally Distinctive Features and Negative Features.</p> <p>Looe Town Council also draw attention to the previous appeal decision for an application refused by Cornwall Council reference PA20/03016, appeal decision dated 08.12.2020 ref APP/D0840/D/203257120. Looe Town Council also note the subsequent refusal for 'Joslyn' dated 05.04.24.</p> <p>It was resolved to OBJECT TO this application PA24/04203. Proposed by Cllr Lundy, seconded by Cllr Remington. Cllr Harwood in favour.</p> <p><u>PA24/04474</u></p> <p>It was discussed that Looe Town Council supports the amendment to introduce stone to the exterior facade, however, this needs to be a locally distinctive stone as per the Looe Neighbourhood Development Plan 'Policy TC9 - Design and Local Distinctiveness in Looe's Historic Core' and not a synthetic material.</p> <p>It was resolved to SUPPORT this application PA24/04474. Proposed by Cllr Lundy, seconded by Cllr Remington. Cllr Harwood in favour.</p>	
11.	<p>To Discuss and Recommend Communication of Key Messages</p> <p>The Signage policy will be discussed at the next Full council meeting.</p>	
12.	<p>Other urgent business as determined by the Chairman (for information only)</p> <ul style="list-style-type: none"> • PA24/04819 to be discussed within the required timeline. 	
13.	<p>Exclusion of members of the press and public</p> <p>No Matters.</p>	

	The Meeting closed at 6.58pm.	
	Date of next Planning Meeting: 13 th August 2024.	

Signed

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