

Comments made to Cornwall Council by Looe Town Council following Planning meeting on Tuesday 16<sup>th</sup> July 2024 at 6.00pm

DATE RECEIVED	PLANNING NO. & OFFICER	LOCATION	PROPOSAL	LOOE TOWN COUNCIL COMMENTS TO CORNWALL COUNCIL
14 June 2024	PA24/02784 Josep Sandercock	Admiral's Rest Shutta Road East Looe	Proposed rear extension and internal alterations.	OBJECT Looe Town Council object to 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.
13 June 2024	PA24/03614 Josep Sandercock	58 St Georges Road Looe Cornwall PL13 1ED	Construction of additional storey height to existing bungalow to create additional 3 bedrooms one with en-suite and study room and separate bathroom.	SUPPORT Subject to supplying a street scene visual to show the proposed right height against the neighbouring properties.
11 June 2024	PA24/03664 Shauna Vandermeulen	Donsubet Barbican Hill East Looe	'Reconstruction of house and workshop' with variation of condition 2 of decision	Looe Town Council are unable to comment as there is no paperwork available on the portal for this application.

			PA21/04644 dated 22/03/2022 and non-compliance with condition 3, 4, 7 in relation to decision notice PA23/09399 dated 8th Jan 2024.	
18 June 2024	PA24/03852 George Shirley	West Hill Cottage West Looe Hill West Looe	'Erection of replacement dwelling' without compliance of condition 2 of decision PA21/08471 dated 10/11/2021.	SUPPORT
12 June 2024	PA24/03883 Josep Sandercock	Trenance Beech Terrace West Road West Looe	Proposed Re-roofing.	SUPPORT
10 June 2024	PA24/03947 Josep Sandercock	St Petrocs The Crescent West Looe	Single-storey rear extension and new first floor rear dormer. Other works and alterations including new French doors, addition of a sun tunnel and improvements to the width of the driveway. Replacement of existing garage/store	SUPPORT Subject to further clarity of the proposed use of the new store building

			with a new storage building.	
24 June 2024	PA24/04620 Josep Sandercock	Tycarra Bay View Road East Looe	Proposed extension and alterations together with demolition of existing garage and construction of new garage with study/store above (Variations to PA23/10231).	SUPPORT Subject to the provision of a Tree Safety Report
5 July 2024	PA23/09524 Shauna Vandermeulen	BT Exchange Station Road East Looe	Retention of stabilisation and repair of a friable wall owned by BT that runs underneath their building directly adjacent to the A387.	OBJECT Looe Town Council Object to this application as further clarity is required regarding the exact extent of the areas which would be treated with the proposed ie 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 ie material/colour. 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. We remain unconvinced that the proposed will give the impression of natural stone.
28 June 2024	PA24/03615 Josep Sandercock	Riversmeet Elm Tree Road East Looe	Renewal of roofing felt and installation of in-roof solar panels.	OBJECT Looe Town Council object to 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 states "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

				<p>distinctly noticeable from whatever distance the roof may be seen.</p> <p>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:</p> <ul style="list-style-type: none"> <li>- Historic England recommend a holistic approach to energy conservation in buildings.</li> <li>- Look at alternative renewal energy sources.</li> <li>- Engage in a community owned renewable energy scheme.</li> <li>- Invest in a 3rd party shared ownership solar farm.</li> <li>- Buy one's power from green energy suppliers.</li> </ul>
2 July 2024	PA24/04264 Josep Sandercock	Gwel An Porth North Road West Looe	Alterations and single storey extension to lower ground floor to replace existing Conservatory.	SUPPORT
10 July 2024	PA24/04819 Josep Sandercock	Annabell Sandplace Road St Martin Looe	Proposed two number replacement dwellings without compliance of condition 2 of decision PA21/08758 dated 09/03/2022.	To be Considered at a future meeting.

27 June 2024	PA24/04813 Josep Sandercock	Wespenton Barbican Hill East Looe	<p><u>Committee consulted, Cornwall Council informed, decision to be minuted at meeting:</u></p> <p>Nonmaterial amendment in relation to Decision Notice PA23/08319 dated 12/10/23 - To propose two additional rooflights.</p>	<p>SUPPORT</p> <p>Looe Town council SUPPORT the non-material amendment for Wespenton</p>
10 June 2024	PA24/04173 Josep Sandercock	Kellys Of Looe Fore Street East Looe	<p><u>Committee consulted, Cornwall Council informed, decision to be minuted at meeting:</u></p> <p>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</p>	<p>OBJECT</p> <p>Looe Town Council refer you back to our previous objection comments made on 5th March 24 for planning application PA24/01034 which are as follows:</p> <p><u>Comment Date: Tue 05 Mar 2024</u></p> <p>'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</p>

				<p>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.</p> <p>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'.</p> <p>3) The signage is quite large and brash and conflicts with the provisions of NDP POLICY TC6 - SHOPFRONTS AND COMMERCIAL SIGNAGE IN LOOE'S CONSERVATION AREA (p95-96) and the Cornwall Shopfront Design Guide.</p> <p>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>
10 June 2024	PA24/04203 Josep Sandercock	Joslyn Shutta Road East Looe	<p><u>Committee consulted, Cornwall Council informed, decision to be minuted at meeting:</u></p> <p>Removal of a small section of stone wall to create a parking space for a small car and provide an additional pedestrian access to the North. Above the new parking area is proposed lower</p>	<p>OBJECT</p> <p>Looe Town Council are concerned 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. Refer also to 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>

			extension to the existing terrace area.	Looe Town Council also draw attention to the previous appeal decision for an application refused by Cornwall Council reference PA20/03016, appeal decision dated 8.12.2020 ref APP/D0840/D/203257120. We also note the subsequent refusal for 'Joslyn' dated 5.4.24.
18 June 2024	PA24/04474 Shauna Vandermeulen	Donsubet Barbican Hill East Looe Looe	<u>Committee consulted, Cornwall Council informed, decision to be minuted at meeting:</u>  Nonmaterial amendment in relation to decision notice PA23/09399 dated 08/01/2024: stone cladding to approved frontage and corner returns.	SUPPORT 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.