

Comments made to Cornwall Council by Looe Town Council following Planning meeting on Tuesday 13th August 2024 at 6.00pm

DATE RECEIVED	PLANNING NO. & OFFICER	LOCATION	PROPOSAL	LOOE TOWN COUNCIL COMMENTS TO CORNWALL COUNCIL
15 July 2024	PA24/01725 Josep Sandercock	Trehaven Manor Hotel Station Road East Looe	Conversion of guesthouse/hotel and separate owners dwellinghouse to a single family residential dwelling house.	SUPPORT
19 July 2024	PA24/03206 Josep Sandercock	St Elmo Portuan Road West Looe	Proposed alterations to existing pedestrian access and provision for 1 off road parking space with Electric Car charging facility.	SUPPORT
19 July 2024	PA24/04128 Shauna Vandermeulen	Donsubet Barbican Hill East Looe	Levelling of site to provide private amenity, with stepped approach & bike / bin store. additional erection of P.V. array to rear of garden area forward of retaining wall.	OBJECT Looe Town Council planning committee raised several concerns including an excessive use of glass and reflective surfaces concentrated at this development which, is not appropriate for the following reasons: <u>Historical Context:</u> Barbican Hill once served as the primary route/ ancient gateway to East Looe and forms an integral part of local heritage. Its designation within the Conservation Area seeks to preserve the architectural connection between the grouping of historic buildings that form the old Barbican hamlet higher up the hill

				<p>and the approach to the town's historic centre below the proposed development.</p> <p><u>Existing Approvals:</u> The road fronting elevation of Donsubet already has approval for large windows/doors at two levels and a full width glazed balcony resulting in a high glass to wall ratio not repeated elsewhere on Barbican Hill.</p> <p><u>Additional Glazed Guarding:</u> Toughened glass is not a vernacular building material. It has a contemporary appearance and its further use around the garden, especially in conjunction with chrome hardware, may not be fitting at this quite visible location and would be against The Looe 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'.</p> <p><u>PV Array:</u> The proposed PV installation, where publicly visible, may be seen as a large, modern, reflective black feature that contrasts starkly with the surrounding domestic environment and historic townscape of Looe's Conservation Area. While Cornwall's Climate Emergency DPD is supported, its initiatives are expected to be delivered in an environmentally responsible manner. Policy SEC1(4) requires that any proposals affecting heritage assets, including conservation areas, should minimize negative impacts and preserve the character of historic townscapes.</p> <p><u>Visual impacts</u> There are concerns regarding the height and extent of the proposed solar panels which although are positioned to the rear</p>
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				<p>of the property, appear likely to be (at least in part) visible from the public domain. Owing to the design of the supporting structure, that being a very tall frame to support the panels, this element could introduce an unfamiliar form within the setting. Any potential impact on neighbours as a result of glint and glare from the solar panels will need to be considered.</p> <p><u>Levelling of the Site</u> The levelling of the site would likely result in land levels being built up to the southern site boundary (adjoining the road), although levels have not been detailed on the submitted plans. Consideration is given to the likely visual impacts of this as well as and land stability implications.</p> <p><u>Highways safety</u> It is understood that only pedestrian access is to be altered under the application. However, by comparing the layout plans as originally approved (PA21/04644) and currently submitted, the access arrangements do not align. The plans submitted under the current application raise some concern regarding the potential for use of the access by vehicles in the future (changes to the dormers have been approved under a previous application). The original application (PA21/04644) confirmed that vehicular access/parking within the site in this location was very unlikely to be supported.</p> <p><u>Proposed Materials</u> No information has been given with regard to the proposed materials used for constructing the balustrade which extends around the entire southeast and southwest perimeter which could result in harm to the character of the area, particularly given its elevated position.</p>
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23 July 2024	PA24/04812 Josep Sandercock	Wespenton Barbican Hill East Looe	'Conversion and extension to an existing garage to form a self-contained residential annexe' without compliance of condition 2 of Decision PA22/00742 dated 26/01/2022.	SUPPORT subject to the proposal not being used at any time as a separate residential unit of accommodation. The proposal will be subservient to the main dwelling house and will be occupied by members of the family or non-paying guests only.
31 July 2024	PA24/04825 Ellen Lawrence	The Fishermans Arms Higher Market Street East Looe	Advert Consent: Signage.	SUPPORT
31 July 2024	PA24/04830 Ellen Lawrence	The Fishermans Arms Higher Market Street East Looe	Listed Building Consent for New Signage.	SUPPORT
22 July 2024	PA24/05133 Josep Sandercock	Tycarra Bay View Road East Looe	Works to Tree(s) covered by a Tree Preservation Order (TPO) - Various works to Monterey Cypress and pine trees.	SUPPORT
19 July 2024	PA24/05134 Josep Sandercock	Stoneleigh Plaidy Park Road Looe	Proposed extension and alterations including Re-roofing changing concrete tiles for natural slate, amending the roof light design, upgrades to some windows and	SUPPORT

			doors, addition of a dormer to rear and increase garage	
31 July 2024	PA24/05297 Josep Sandercock	South Point Bay View Road East Looe	Proposed parking bay and construction of retaining wall.	SUPPORT Subject to further clarity as to whether a dropped curb is required and further information to be made available regarding the stability of the retaining wall.
27 July 2024	PA24/05564 Craig Hewitt	Holcombe Listowel Drive East Looe	Partial re-roofing of property to include full two-storey areas to West and single storey extensions (to South and East) to provide for larger kitchen and living areas.	SUPPORT
10 July 2024	PA24/04819 Josep Sandercock	Annabell Sandplace Road St Martin Looe	<u>Committee consulted, Cornwall Council informed, decision to be minuted at meeting:</u> 'Proposed two number replacement dwellings' without compliance of condition 2 of decision PA21/08758 dated 09/03/2022.	
6 August 2024	PA24/05932 Josep	Calico Marine Drive West	Alterations to guest house to change	SUPPORT

	Sandercock	Looe	existing self-catering accommodation to owner's residential use, existing letting rooms to owner's residential use and addition of first floor extension to provide new bedroom for owner's residential use. Addition of new external door to provide direct access from kitchen to outdoor area.	
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