



# LOOE TOWN COUNCIL KONSEL TRE LOGH

## MINUTES OF THE PLANNING COMMITTEE MEETING

Held on 13<sup>th</sup> August 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)  
Councillor J Graham-Jones (JGJ)

**IN ATTENDANCE:** S Bonney – Admin and Planning Officer (APO)

	<b>Welcome</b> Cllr Lundy welcomed Councillors.	<b>Actions</b>
<b>PLG 27</b>	<b>To Receive and Consider Apologies</b>  Apologies were received from Councillors Barker.	
<b>PLG 28</b>	<b>To Receive Declarations of Interest</b>  None declared.	
<b>PLG 29</b>	<b>To Receive Questions from members of the public:</b>  There were no members of the public in attendance.	
<b>PLG 30</b>	<b>To Resolve to Approve the Minutes of the Planning Committee meetings held on the 16<sup>th</sup> of July 2024.</b>  It was <b>resolved</b> to approve the minutes of the planning committee meeting on the 16th of July 2024 Proposed by Cllr Remington, seconded by Cllr Lundy, Cllr Harwood in favour.	
<b>PLG 31</b>	<b>Questions on Update from Admin &amp; Planning Officer.</b> APO stated that a written report had been circulated to Councillors from APO and all actions from previous meetings were completed.	

	<p>The proposed new signage policy for guidance to aid and advise organisations was discussed.</p> <p>It was <b>resolved</b> to accept the proposed new signage guidance policy to aid and advise organisations. Proposed by Cllr Lundy, seconded by Cllr Remington, All in favour.</p>	
<b>PLG 32</b>	<p><b>Correspondence</b> Correspondence had been circulated to members and was noted by those present:</p> <ul style="list-style-type: none"> <li>• Comments from DG re PA24 04128</li> <li>• Comments from committee meeting re PA24 00425</li> <li>• Request to call application into the East-Sub Area Planning Committee.</li> </ul>	
<b>PLG 33</b>	<p><b>To Receive and Note Decision Notices.</b></p> <p>It was noted that decisions are currently 73.97% 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>PLG 34</b>	<p><b>To Receive and Discuss Site Meetings and Planning Appeals</b></p> <p>None received.</p>	
<b>PLG 35</b>	<p><b>To Receive and Discuss 5 Day Protocols</b> Non-Outstanding.</p>	
<b>PLG 36</b>	<p><b>To Consider the Planning Applications as listed and agree comments/ recommendations to be made to Cornwall Council.</b></p> <p><b><u>PA24/01725</u></b> It was <b>resolved</b> to SUPPORT this application PA24/01725. Proposed by Cllr Remington Lundy, seconded by Cllr Remington, All in favour.</p> <p><b><u>PA24/03206</u></b> It was <b>resolved</b> to SUPPORT this application PA24/03206 Proposed by Cllr Remington, seconded by Cllr Lundy, All in favour.</p> <p><b><u>PA24/04128</u></b> The planning committee discussed the application PA24 04128, and concerns were raised which included the following matters:</p> <p>The excessive use of glass and reflective surfaces concentrated at this development which, is not appropriate for the following reasons:</p> <p><b><u>Historical Context</u></b> Barbican Hill once served as the primary route/ ancient gateway to East Looe and forms an integral part of local heritage. Its designation within</p>	<p>APO upload comments to CC website</p>

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 and the approach to the town's historic centre below the proposed development.

#### Existing Approvals

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.

#### Additional Glazed Guarding

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'.

#### PV Array

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.

#### Visual impacts

There are concerns regarding the height and extent of the proposed solar panels which although are positioned to the rear of the property, appear likely to be (at least in part) visible from the public domain. Owing to the design of the supporting structure, which 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.

#### Levelling of the Site

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.

#### Highways safety

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.

Proposed Materials

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.

It was **resolved** to OBJECT to this application PA24/04128 Proposed by Cllr Lundy, seconded by Cllr Remington, All in favour.

PA24/04812

It was **resolved** to SUPPORT this application 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. Proposed by Cllr Lundy, seconded by Cllr Graham-Jones. All in favour.

PA24/04825

It was **resolved** to SUPPORT this application PA24/04825. Proposed by Cllr Graham-Jones, seconded by Cllr Lundy, All in favour.

PA24/ 04830

It was resolved to SUPPORT this application PA24/04830. Proposed by Cllr Graham-Jones, seconded by Cllr Lundy, All in favour.

PA24/05133

It was resolved to SUPPORT this application PA24/ Proposed by Cllr Lundy, seconded by Cllr Harwood, Cllr Graham-Jones in favour, Cllr Remington abstained from the vote.

PA24/05134

It was **resolved** to SUPPORT this application PA24/05134. Proposed by Cllr Lundy, seconded by Graham-Jones All in favour.

PA24/05297

It was **resolved** to SUPPORT this application PA24/05297. Proposed by Cllr Lundy, seconded by Cllr Harwood, All in favour.

PA24/05564

It was **resolved** to SUPPORT this application PA24/05564. Proposed by Cllr Lundy, seconded by Cllr Remington, All in favour.

PA24/04819

The planning Committee was previously consulted about this application and the decision informed to Cornwall Council.

	<p>It was <b>resolved</b> to SUPPORT this application - Subject to clarity on the following points:</p> <p>Within the submitted planning statement it states under item 6.2 'a vertically clad timber fence (timber to match the timber decking boards) 'Looe Town Council require the new timber fence which acts as a boundary treatment between the Former Veronica site and the neighbouring property 'Westcove' to match the boundary fence between the Former Veronica site and the other neighbouring property Mayhurst. This is important to reduce the amount of fence styles within the locality so that there is some form of continuity within an Area of Great Landscape Value (AGLV).</p> <p>Confirmation that the new boundary fence will be of a sufficient height so that no overlooking will take place, Looe Town Council also require confirmation of the measurements of the new access steps and that the steps will be entirely concealed from the neighbouring property 'Westcove'.</p> <p><b><u>PA24/05932</u></b></p> <p>It was resolved to SUPPORT this application PA24/ Proposed by Cllr Lundy, seconded by Cllr Remington. All in favour.</p>	
<b>PLG 37</b>	<p><b>To Discuss and Recommend Communication of Key Messages</b></p> <p>No Matters.</p>	
<b>PLG 38</b>	<p><b>Other urgent business as determined by the Chairman (for information only)</b></p> <p>cardboard disposal</p>	
<b>PLG 39</b>	<p><b>Exclusion of members of the press and public</b></p> <p>No Matters.</p> <p>The Meeting closed at 6.42pm.</p>	
	<p><b>Date of next Planning Meeting:</b></p> <p>10<sup>th</sup> September 2024.</p>	

Signed .....

Date.....