



LOOE TOWN COUNCIL KONSEL TRE LOGH

MINUTES OF THE PLANNING COMMITTEE MEETING

Held on 7th January 2025 at 6.00pm

At Looe Library & Community Hub, The Millpool, Looe, PL13 2AF

REPORT TO COUNCIL

PRESENT: Councillor J Lundy (JL) - Chair
Councillor S Remington (SR)
Councillor S Barker (SB)
Councillor J Graham-Jones (JGJ)

IN ATTENDANCE: S Bonney – Planning and Finance Officer (PFO)
Members of the public.

	Welcome	Actions
	Cllr Lundy welcomed Councillors.	
PLG 79	To Receive and Consider Apologies Standing apologies were received from Councillor Harwood.	
PLG 80	To Receive Declarations of Interest None declared.	
PLG 81	To Receive Questions from members of the public: The Chair checked which agenda items were of particular interest to members of the public attending and it was agreed to re-order the agenda so that those planning applications could be discussed first.	
PLG 88	<u>PA24/09096</u> Looe Town Council Planning committee received a presentation from a member of the public regarding PA24/09096 the councillors discussed this application, and it was agreed that the reduced proposal from the previous application to a single occupancy would fit in better with the conservation area. It was resolved to SUPPORT this application PA24/09096 in Principle - subject to Solar Panels being inserted / integrated and not surface mounted, in the	

	Conservation Area, or alternatively solar slates. Proposed by Cllr Lundy, seconded by Cllr Remington, All in favour.	
PLG 82	<p>To Resolve to Approve the Minutes of the Planning Committee meetings held on the 13th of August and 10th of December 2024.</p> <p>It was resolved to Approve the Minutes of the Planning Committee meetings held on the 10th of December 2024, proposed by Cllr Lundy, Seconded by Cllr Remington, All in favour.</p>	
PLG 83	<p>Questions on Update from Admin & Planning Officer.</p> <p>APO stated that a written report had been circulated to Councillors from APO and all actions from previous meetings were completed.</p>	
PLG 84	<p>Correspondence</p> <p>Correspondence had been circulated to members and was noted by those present:</p> <ul style="list-style-type: none"> • Comments from a member of the public regarding The Fishermen’s Stores • Comments from a member of the public regarding PA24/08961 	
PLG 85	<p>To Receive and Note Decision Notices.</p> <p>It was noted that decisions are currently 75.15%.in line with those of Cornwall Council.</p>	
PLG 86	<p>To Receive and Discuss Site Meetings and Planning Appeals</p> <p>None received.</p>	
PLG 87	<p>To Receive and Discuss 5 Day Protocols</p> <p>Non-Outstanding.</p>	
PLG 88	<p>To Consider the Remaining Planning Applications as listed and agree comments/ recommendations to be made to Cornwall Council.</p> <p>PA24/09166</p> <p>It was resolved to SUPPORT to this application PA24/09166 Subject to a land stability report. Proposed by Cllr Lundy, seconded by Cllr Graham-Jones, All in favour.</p> <p>PA24/09370</p> <p>It was resolved to SUPPORT to this application PA24/09370. Proposed by Cllr Lundy, seconded by Cllr Remington, All in favour.</p>	APO upload comments to CC website

PA24/09394

It was **resolved** to SUPPORT this application PA24/09394 - subject to comments made by the historical environment officer and further clarification of the joinery sections AA and BB to Doors 1, 2 and 5. Proposed by Cllr Lundy, seconded by Cllr Remington, All in favour.

PA24/09395

It was **resolved** to SUPPORT this application PA24/09395 subject to comments made by the historical environment officer and further clarification of the joinery sections AA and BB to Doors 1, 2 and 5. Proposed by Cllr Lundy, seconded by Cllr Remington, All in favour.

PA24/09562

It was **resolved** to SUPPORT to this application PA24/09562. Proposed by Cllr Lundy, seconded by Cllr Remington, All in favour.

PA24/09114

It was **resolved** to SUPPORT to this application PA24/09114. Proposed by Cllr Lundy, seconded by Cllr Remington, All in favour.

PA24/08961

Looe Town Council Planning Committee discussed application PA24/08961, and the following concerns were raised:

Petroc is a Grade II listed building centrally situated in Looe's historic core. It is surrounded by other listed buildings. The existing bathroom window is of traditional flush casement design with four panes appropriate for the building and any repair or replacement should be in accordance with the Looe Neighbourhood Development Policies, namely:

Policy TC7 - Window and Door Repair and Replacement in The Historic Core which states:

- 1.** Repair work to doors and windows on listed buildings will be supported if:
 - a. it is absolutely necessary (in terms of sustainability, damage or deterioration); and
 - b. will be carried out on a like-for-like basis, ensuring that any repair work provides for an identical match to the original windows or doors.
- 2.** Replacement of historic windows and doors on listed buildings will be supported if:
 - a. there is no alternative and evidence demonstrating that there is no scope

- for repair works has been provided and agreed, and
- b. the proposed replacements match the originals in materials, design and opening method, and
- c. original door and window furniture is reused.

The use of historic glass is encouraged where this contributes to the character of the listed building.

As per the PA21/10685 approval at this same property, the window should be repaired or replaced on a like-for-like basis and be of single glazed timber construction. However, the proposed replacement would differ substantially if it seeks to echo the ground floor kitchen window. This modern design would not be acceptable for the bathroom and would compromise the property’s historical and architectural value.

It was **resolved** to OBJECT to application PA24/08961. Proposed by Cllr Lundy, seconded by Cllr Remington, Cllr Graham-Jones in favour.

PA24/09844

Looe Town Council Planning Committee discussed this application and further reiterated the original objection points below, it was also noted that further clarification regarding the items referred to as “retail units” in the application is required.

Comment Date: Fri 08 Mar 2024

“OBJECT

Looe Town Council object to this application as it is against Policies:

Cornwall Local plan policies:

- 26 - Flood Risk Management and Coastal Change
- 27 - Transport and Accessibility
- 28 - Infrastructure
- 24 - Historic Environment
- 16 - Health and Wellbeing
- 21 - Best Use of Land and Existing Buildings
- 25 - Green Infrastructure

The Natural Policy Framework:

Sections:

- 8 - Promoting healthy and safe communities
- 11 - Making effective use of land
- 12 - Achieving well-designed places
- 14 - Meeting the challenge of climate change, flooding and coastal change
- 15 - Conserving and enhancing the natural environment
- 16 - Conserving and enhancing the historic environment

Looe Neighbourhood Development Plan policies:

- CCLS 5 - Drainage Management and Land Stability
- CCLS 6 - Drainage Management and Flooding
- CCLS 7 - Drainage management ' sewerage
- CCLS 8 - Drainage Management and Bathing Water Quality
- HB1 ' Habitat and Biodiversity
- HB2 ' Woodland Trees, Cornish Hedges and Hedgerows
- Policy EC4 - Small Scale Workshop Development - Supporting value added enterprises and employment diversification:

This proposal goes against the following policy criteria:

' Appearance and character of the immediate neighbourhood. Detrimental impact on the amenities of adjoining residential areas in terms of noise, effluent or fumes, traffic generation, and does not add to difficulties with water supply, sewage, sewage treatment and runoff water.

It is also against the Climate Change Development Plan (adopted by Cornwall Council) policies:

- CC3 - Reduction of Flood Risk
- CC4 - Sustainable Drainage System Design

Looe Town council also draw attention to Article 2 of The Human Rights Act 1998 'Right to life'.

Drainage

The ground conditions of St Martin's Road comprise of superficial (made of ground and residual soils) overlying weathered rockhead. These superficial deposits are particularly susceptible to the effects of both ground water and surface water. This has been clearly evidenced by numerous landslips along St Martin's Road and Sandplace Road.

It is also a matter of extreme concern that Jackie Smith - Cornwall Council, Principal Sustainable Drainage Officer is involved in this planning application due to failings on the previously approved drainage for the Barratts Estate which is still a major problem.

Landslide Risk

Looe Town Council are concerned about Landslide Risk the verdict from the coroner regarding the previous fatality as follows:

Verdict by the Coroner:

'Susan Norman died as a result of being buried by the property she lived in, it collapsing due to a landslide.

Cornwall Council ought to have known at the time of a real and immediate risk of death to Susan Norman in view of the information before them:

Evidence of historic landslips.

Cornwall Council did not listen to regular, consistent and frustrated complaints by the local residents.

Cornwall Council did not respond to an Independent Report highlighting risk.

The landslide was caused or more than minimally contributed to by a failure to prevent surface water moving downhill and from under and along St Martin's Road on to the rear of Veronica.

I can do no more than submit a warning of the possibilities that may lie ahead if:

(a) further weight is placed upon the area,

(b) if further disruption is caused to the ground and water table on the site.'

It is also a concern that if there is a landslide in this area due to development then this would affect the local businesses as it would cut off one of the main access routes to the town.

Cornwall Council Highways Manual Review 2017

Looe Town Council also draw attention to Article 2 of The Human Rights Act 1998 ' Right to Life'.

A Cornwall Council Highways Manual Review took place in Approx April 2017 to consider the inquest findings into the death of Susan Norman and what lessons had been learnt. To date, since the manual review and its subsequent recommendations, nothing has been resolved upon those recommendations.

Ancient Woodland

The potential of runoff water could run through the woods, destroying protected ancient trees and the decimation of ancient woodland, it was also noted that protected species such as bats and badgers are living in this area.

The area is also classified as an Area of Great Landscape Value, St Martins is listed as a country wildlife preserve. The proposal would be an incursion onto the ancient, wooded area of St Martin's Woods which date as far back as the Iron Age.

Barratts Estate Road Structure and access

The structure of the road is inadequate and usually double parked, therefore causing a potential for an accident.

The proposed is also in close proximity to a children's play area.

Police Capacity

Looe Town council are further concerned at the added potential of traffic accidents that could impact police time and risk to the safety of residents.

Proposed Bus Stop Contribution

The proposal of a contribution towards a bus stop on the B3253 St Martin's Road has over the last few years been discussed at great length by Looe Town Council and Cornwall Council. The proposed area required the removal of the Ancient Cornish Hedgerow which would be in breach of the adopted Looe Neighbourhood Development Plan and also Cornwall Local Plan. The removal of such an important hedgerow would cause further water runoff issues and has been proven to be a non-viable proposal by Cornwall Council.

	<p><u>Polean Trading Estate</u></p> <p>A substantial proposal from WLTT for The Polean Trading Estate is underway which will include a large number of employment units for local businesses. This location is in a safe and more appropriate town centre location, this is shortly to be received.</p> <p>We draw the applicant's attention to the moral implications of this proposal and the detrimental knock-on effects this will have for the Town of Looe".</p> <p>It was resolved to OBJECT this application PA24/09844, Proposed by Cllr Lundy, seconded by Cllr Graham Jones, All in favour.</p>	
PLG 89	<p>To Discuss and Recommend Communication of Key Messages</p> <p>No Matters</p>	
PLG 90	<p>Other urgent business as determined by the Chairman (for information only)</p> <p>No Matters.</p>	
PLG 91	<p>Exclusion of members of the press and public</p> <p>No Matters.</p> <p>The Meeting closed at 7.15 pm.</p>	
	<p>Date of next Planning Meeting:</p> <p>4th February 2025.</p>	

Signed

Date.....