

Comments made to Cornwall Council by Looe Town Council following Planning meeting on Tuesday 7<sup>th</sup> January 2025 at 6.00pm

DATE RECEIVED	PLANNING NO. & OFFICER	LOCATION	PROPOSAL	LOOE TOWN COUNCIL COMMENTS TO CORNWALL COUNCIL
10 December 2024	PA24/09096 Josep Sandercock	Former Chapel Of Rest Looe Cornwall PL13 2AF	Extension and alteration to existing dwelling at the Coach House and part change of use from private motor workshop to residential	SUPPORT Support in Principle- subject to Solar Panels being inserted / integrated not surface mounted in the Conservation Area or alternatively solar slates.
5 December 2024	PA24/09166 Josep Sandercock	The Beach House Marine Drive West Looe	Construction of garage, widening of existing access and proposed new gate to improve parking provision	SUPPORT Subject to a land stability report
11 December 2024	PA24/09370 Josep Sandercock	Lessines Downs View West Looe	Construction of an elevated parking bay	SUPPORT
18 December 2024	PA24/09394 Shauna Vandermeulen	Lloyds Bank Plc Fore Street East Looe	Change of use of ground floor to wine bar and floors above to residential unit	SUPPORT 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.
18 December 2024	PA24/09395 Shauna Vandermeulen	Lloyds Bank Plc Fore Street East Looe	Listed building consent for change of use of ground floor to wine bar and floors above to residential unit	SUPPORT 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.

18 December 2024	PA24/09562 Josep Sandercock	9 Trewint Crescent East Looe	The conversion of an existing, attached, residential garage to form a new residential bedroom and en-suite, as part of the existing main dwelling. The removal of the existing garage door, with the in-filling of the existing garage door structural opening, as well as the formation of new window openings within the existing wall construction. Section of low brick wall between the entrance steps and the parking area removed, to provide level access to the building directly from the parking area.	SUPPORT
20 December 2024	PA23/09844 Josep Sandercock	Land To the West Of Kimlers Way Kimlers Way St Martin	Outline application with some matters (appearance and landscaping) reserved for Use Class E and B8 commercial development comprising 18 units, car parking and access Roads Location.	OBJECT  Looe Town Council Object to this application and further reiterate 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.  <u>Comment Date: Fri 08 Mar 2024</u> OBJECT Looe Town Council object to this application as it is against Policies:

				<p>Cornwall Local plan policies:</p> <ul style="list-style-type: none"> <li>' 26 ' Flood Risk Management and Coastal Change</li> <li>' 27 ' Transport and Accessibility</li> <li>' 28 ' Infrastructure</li> <li>' 24 ' Historic Environment</li> <li>' 16 ' Health and Wellbeing</li> <li>' 21 ' Best Use of Land and Existing Buildings</li> <li>' 25 ' Green Infrastructure</li> </ul> <p>It is also against The Natural Policy Framework: Sections:</p> <ul style="list-style-type: none"> <li>' 8 - Promoting healthy and safe communities</li> <li>' 11 - Making effective use of land</li> <li>' 12 - Achieving well-designed places</li> <li>' 14 - Meeting the challenge of climate change, flooding and coastal change</li> <li>' 15 - Conserving and enhancing the natural environment</li> <li>' 16 - Conserving and enhancing the historic environment</li> </ul> <p>It is also against Looe Neighbourhood Development Plan policies:</p> <ul style="list-style-type: none"> <li>' CCLS 5 - Drainage Management and Land Stability</li> <li>' CCLS 6 - Drainage Management and Flooding</li> <li>' CCLS 7 - Drainage management ' sewerage</li> <li>' CCLS 8 - Drainage Management and Bathing Water Quality</li> <li>' HB1 ' Habitat and Biodiversity</li> <li>' HB2 ' Woodland Trees, Cornish Hedges and Hedgerows</li> </ul> <p>Policy EC4 - Small Scale Workshop Development - Supporting value added enterprises and employment diversification: This proposal goes against the following policy criteria:</p> <ul style="list-style-type: none"> <li>' Appearance and character of the immediate neighbourhood. Detrimental impact on the amenities of adjoining residential areas in terms of noise, effluent or</li> </ul>
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20 December 2024	PA24/09114 Craig Hewitt	Cornwall Hospice Care 3 Fore Street East Looe	Repair and replacement of roof structures and finishes. General building maintenance and repairs	SUPPORT
9 December 2024	PA24/08961 Josep Sandercock	Petroc Higher Chapel Street East Looe	Listed Building Consent for Internal renovations to enable upgrading and replacement of existing bathroom and hot water system, new bathroom window, installation of a second w.c. and small sink on third floor and relocation of hot water tank from third floor to attic where existing cold-water tank is situated.	<p>OBJECT</p> <p>Looe Town Council Object to this application for the following reasons:</p> <p>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:</p> <p>Policy TC7 - Window and Door Repair and Replacement in The Historic Core which states:</p> <p><i>1. Repair work to doors and windows on listed buildings will be supported if:</i></p> <p><i>a. it is absolutely necessary (in terms of sustainability, damage or deterioration); and</i></p> <p><i>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.</i></p>

				<p><i>2. Replacement of historic windows and doors on listed buildings will be supported if:</i></p> <ul style="list-style-type: none"><li><i>a. there is no alternative and evidence demonstrating that there is no scope for repair works has been provided and agreed, and</i></li><li><i>b. the proposed replacements match the originals in materials, design and opening method, and</i></li><li><i>c. original door and window furniture is reused.</i></li></ul> <p><i>The use of historic glass is encouraged where this contributes to the character of the listed building.</i></p> <p>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.</p>
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