

THE FOLLOWING COMMENTS AND RECOMMENDATIONS HAVE BEEN SUBMITTED TO CORNWALL COUNCIL

DATE	REF.	LOCATION	LTC Comments to Cornwall Council
06.05.2021	<a href="#">PA21/03163</a>	Polvellan Manor The Millpool West Looe	<p><b>OBJECT</b></p> <p>Looe Town Council remains keen to see this important site returned to glory but does not believe that the proposed development is in line with planning policies, particularly in terms of:</p> <ol style="list-style-type: none"> <li>1. Loss of trees on the site Whilst the proposed property designs would not be out of keeping for the area, the lack of consideration for the whole site and historic woodland remains a concern for the Town Council. With reference to the report from Cornwall Council's Forestry Officer, we cannot support, in our Conservation Area, the removal of 32 (as a minimum) category A, B and C trees to allow building as well as a substantial number of other trees to improve views/access. This important element of the site does not appear to have been fully considered or planned as part of the development and there are no opportunities identified to replace planting or mitigate the loss of high value, long lived trees.</li> <li>2. Affordable Housing Contribution The point of this contribution from developers is to provide funding towards low-cost, affordable housing on other sites when they profit from the development of local properties. The full calculation for the Polvellan manor site would be £718,000 but we note that Cornwall Council have offered a substantial reduction in the amount requested from the site owners after reviewing the costs and values of development. It is very disappointing, therefore, that the revised figure has not been accepted as this would demonstrate an investment into the community and benefit local people.</li> </ol> <p>The Town Council cannot support the further-reduced Affordable Housing Contribution offered by the site owner which could be tantamount to cheating the town out of its housing subsidy. We are particularly concerned that the property values used in calculations are not wholly representative of high-end/executive retirement apartments in a gated community but are based on broad averages and, therefore, include properties with a very different age, style, location, design and finish.</p>
15.12.2021	<a href="#">PA21/11764</a>	Bar-Ric Meadway East Looe	<p><b>SUPPORT</b></p> <p>Looe Town Council supports this application subject to a site visit by the Planning Officer.</p>
17.12.2021	<a href="#">PA21/10401</a>	Fieldhead Hotel Portuan Road West Looe	<p><b>OBJECT</b></p> <p>Looe Town Council remains unconvinced that there is any case for converting this hotel into residential accommodation. The Looe Neighbourhood Development Plan seeks to protect our existing stock of tourism accommodation and Policy TOUR5 states that we will only support changes to residential use in EXCEPTIONAL circumstances. No evidence has been provided that the Fieldhead Hotel could not return to offering tourism accommodation, despite an apparent effort by the current owners to allow the building to decay.</p> <p>The position has not changed since our previous objection (and Cornwall's refusal) to an application at the same site (PA20/08938) due to a lack of any evidential statement to show the hotel is no longer viable (contrary to Policy 5 of the Cornwall Local Plan and policy TOUR 5 of the Looe Neighbourhood Development Plan). There is no significant difference between these two applications, and it could be argued that there is an even greater need for tourism accommodation now than at the time this development was previously refused.</p>
20.12.2021	<a href="#">PA21/11802</a>	Stonebank Shutta East Looe	<p><b>SUPPORT</b></p> <p>Looe Town Council supports this application provided it is not visible from the highway in the conservation area.</p>