

Comments made to Cornwall Council by Looe Town Council following Planning Committee meeting on Tuesday 8th February 2022 at 6.00pm

DATE RECEIVED	PLANNING NO. & OFFICER	LOCATION	PROPOSAL	LOOE TOWN COUNCIL COMMENTS
07-01-22	PA21/12834 Helen Trebilcock	Land North Of Kilhallon Shutta Road East Looe	Construction of timber amenity deck and garden shed	<p>OBJECT</p> <p>Looe Town Council has considered the revised application. Our objections remain the same as stated for the retrospective application for the same site (PA21/07339) considered in August 2020. Our reasons for objecting to the proposed development are:</p> <p>LTC cannot support planning proposals which do not meet the Policies set out in the Looe Neighbourhood Development Plan (NDP) which is approved subject to final referendum, and this application goes against the NDP in several areas:</p> <ul style="list-style-type: none"> • Policy TC3: Design and Local Distinctiveness in Looe's Historic Core • Policy PGS1: Local Green Spaces – this site falls within item 9 (Wooldown, Eastcliffe) which is protected and the proposal is not in line with the criteria: <i>'Development that would harm the openness, setting or special character of a Local Green Space or its significance and value to the local community will not be supported unless there are very special circumstances which outweigh the harm to the Local Green Space.'</i> • Policy CCLS4 - Development on or near to unstable or potentially unstable land – this scheme could be adding to instability in the future. <p>The proposal also contravenes Policy 24 of the Cornwall Local Plan relating to 'Historic environment'.</p> <p>Comments from the Planning Officer and local residents were</p>

				noted by Councillors. LTC question why the 'shepherds hut' is not included as part of the proposal for the site and remain disappointed that the hut erected prior to any planning consent still remains in situ.
07-01-22	PA21/12024 George Shirley	Howl Ughel The Downs West Looe	Demolition of existing single family dwelling house and replacement with a new single family dwelling house	DEFER Looe Town Council requests further information about the proposal before commenting on this application and Councillors have made suggestions to the applicant about what is needed to inform their decision. The current proposal does not appear to be entirely in line with advice provided in the pre-application for this site, there is no land stability report (an essential requirement in this area) and no construction management plan, which will definitely be needed given the location of the site on a private road.
11-01-22	PA21/11732 Sarah Tatton	Quay View Quay Road West Looe	Replacement of windows and doors to front rear and side of property	OBJECT This property is in a prominent position in the town and Looe Town Council would like to see wood used for windows and doors as opposed to the uPVC in plans. The replacement of wooden frames with plastic is not in line with our draft NDP or with the Cornwall Design Guide. Any replacement windows/doors should be sympathetic to the conservation area and heritage of buildings, regardless of those which have been allowed to be added to local properties in the past.
11-01-22	PA21/12831 Ellen Lawrence	Anjoma Sandplace Road St Martin	Replace windows with new white casement windows throughout. Replace roof coverings to match existing. Replace and upgrade cladding on extension with weatherboard instead of tiles. Install roof light windows to front pitched roof as well as other improvements such as	SUPPORT Looe Town Council is pleased to see improvements taking place at this site but would prefer the proposed windows and weatherboarding to mirror the look of the adjoining property 'Westcove', i.e. anthracite grey windows and dark blue weatherboarding for continuity. Although outside of Looe's conservation area, the property is in a prominent position on the approach to the town.

			replacing the front door	
11-01-22	PA21/12456 Josep Sandercock	Hannafore Point Hotel Marine Drive West Looe	Alterations and extension to hotel	SUPPORT
13-01-22	PA21/12626 Ellen Lawrence	Bornholm Cleveland Avenue East Looe	Proposed conversion of garage to dining/kitchen and construction of detached Garage	SUPPORT
14-01-22	PA21/12148 George Shirley	Stonebank Shutta East Looe	Resubmission of planning approval PA21/05937 to include alterations including raising roof by 500mm. Introducing a wheel chair vertical lift and re-using concrete tiles on roof as opposed to natural slate	LTC have contacted Planning Officer to request an extension to deadline for comments from the Town Council
14-01-22	PA21/11068 Paul Steen	Millpool Boat Yard Bridgend Fore Street East Looe	Proposed containers for the sale of hot and cold food takeaways	SUPPORT
18-01-22	PA21/11246 Helen Trebilcock	Tree Tops Hannafore Lane West Looe	Application to add a new proposed first floor to an existing single storey	SUPPORT Looe Town Council supports this application subject to the Planning Officer being satisfied with the report on land stability and the outcome of negotiations on design aspects, most notably privacy issues for neighbouring property. LTC recommends that a construction management plan is produced, given the site's location, and that a habitat survey is requested to enable effective management of any protected species on the land.
19-01-22	PA22/00280 Josep Sandercock	Harbour House Hannafore Road West Looe	Replacement of windows and doors from timber to uPVC to identical profiles	OBJECT This property is in a prominent position in the town and is listed in the Looe Conservation Area Appraisal as a positive example within the Conservation area. Looe Town Council

				would like to see wood used for windows and doors as opposed to the uPVC in plans. The replacement of wooden frames with plastic is not in line with our draft Neighbourhood Development Plan or with the Cornwall Design Guide. Any replacement windows/doors should be sympathetic to the conservation area and heritage of buildings, regardless of those which have been allowed to be added to local properties in the past.
20-01-22	PA22/00417 Ellen Lawrence	White Rocks Meadway East Looe	Demolition and reconstruction of sun room. Addition of a first floor balcony. Internal reconfigurations and amendments to doors and windows to suit	SUPPORT
20-01-22	PA22/00263 Helen Trebilcock	1 Tregarrick West Looe	Construction of a parking bay	SUPPORT Looe Town Council support this proposal subject to the comments made by Planning Officer and the need identified for a land stability report.
21-01-22	PA22/00521 Sarah Tatton	Wooldown Woodland Adjoining Barbican Hill East Looe	Works to trees in a conservation area (CA), works to include a section fell to ground level for trees T1 (Elm), T2 (Elm), T3 (Elm) and T4 (Elm).	NOTED