

**LOOE TOWN COUNCIL**  
**MINUTES OF THE PLANNING COMMITTEE MEETING**



On Tuesday 8<sup>th</sup> February 2022 at 6.00pm

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

**REPORT TO COUNCIL**

**PRESENT:** Chair: Councillor J Lundy  
 Councillors: A Toms, E Hannaford, S Barker

**OFFICERS:** Karen Vaughan – Administration & Planning Officer (APO)

		<b>ACTIONS</b>
	<p><b>WELCOME</b>            The Chair welcomed Councillors and members of the public to the meeting.</p>	
<b>154.</b>	<p><b>TO RECEIVE AND CONSIDER APOLOGIES</b>            Apologies were received and accepted from Cllr M Powell, Cllr N Shelley and Cllr V Sullivan.</p>	
<b>155.</b>	<p><b>TO RECEIVE DECLARATIONS OF INTEREST</b>            Cllr Toms declared an interest in matters pertaining to Cornwall Council, Looe Harbour Commission and Looe Development Trust.</p> <p>Cllr Hannaford declared an interest in any matters pertaining to Cornwall Council and in planning application PA21/12834 on tonight’s agenda.</p> <p>It was RESOLVED to co-opt Cllr Barker to the Planning Committee on this occasion. Proposed by Cllr Lundy, seconded by Cllr Toms. All in favour.</p>	
<b>156.</b>	<p><b>TO RECEIVE QUESTIONS OR STATEMENTS FROM MEMBERS OF THE PUBLIC</b>            The Chair checked which planning applications were of particular interest to the three members of the public in attendance (plus one person via Zoom). It was agreed to re-order the agenda to discuss those Planning Applications prior to other agenda items.</p> <p><b>Application reference PA21/12834 – land north of Kilhallon, Shutta Road</b>            One member of the public was attending to hear Committee discussions in respect of this application and confirmed she did not wish to make a statement or ask questions. Members were advised that she intended to record the discussion and recommendation about this application.</p> <p>The Chair reminded members that applications for this site had been looked at</p>	

several times, most recently a retrospective application in September 2021. He noted that the 'shepherds hut' already on the site was not included in this application and expressed his view that works had contravened planning policy. Cllr Barker asked for the most recent comments from Cornwall Council's Planning Officer and the Chair read these to the Committee.

Cllr Toms shared his personal knowledge that the site in question had previously been the gardens of a hotel and that, in his opinion, should be allowed to be reinstated as a garden. The Chair reminded members that Committee recommendations should be policy-led and that the area was listed as a green space in the Looe Neighbourhood Development Plan (NDP). Cllr Lundy explained that this had been compiled over the past few years and there could be a 'domino effect' if Looe Town Council now made decisions which went against policies within the NDP.

The Chair stated that the landscape assessment used in developing the NDP had been undertaken by an independent Landscape Architect for Cornwall Council and that this site was one of many in Looe that the Plan seeks to protect as a green space. He expressed a view that this application was no different to that refused in September 2021 with the exception of the 'shepherds hut' which, although removed from planning application was still on site. Cllr Lundy therefore recommended refusal on the same grounds as previous application.

Cllr Barker suggested that the Planning Officer was leaning towards refusal in their comments and asked whether there was any evidence that went against what they had said. The Chair stated that correspondence had been received from the applicant that day but that he believed this was too late to consider at the meeting and the Planning Officer had, therefore, not provided any additional comments in that regard. He expressed his view that there was no relevant evidence to contradict views of the Planning Officer and that, looking at the application compared to planning policies, he was unable to support it.

It was RESOLVED to object to PA21/12834 on the same grounds as the previous application for this site (see comments in Appendix A). Carried 2/1 Cllr Toms abstained.

The Chair thanked this member of the public for attending and they left the meeting

**Application reference PA21/12024 – Howl Ughel, The Downs, West Looe**

A member of the public present explained that they were a neighbour of this property and had issues with the proposal. They made the Committee aware that they were recording discussions to share with their family and outlined their concerns, most notably:

- Extra large terrace area;
- Impact on light and privacy into their property;
- Proposed ridge height (not stated on plans);

	<ul style="list-style-type: none"> <li>• Ground stability (no assessment provided).</li> </ul> <p>Another member of the public (joining the meeting via Zoom) explained that they were the property owner and wanted to work with Cornwall Council and Looe Town Council to achieve an acceptable build. She explained that there had been movement of the existing property so there was a need to re-build on the site. She outlined their aims in terms of design, materials sustainability, etc. and stated that some modelling was being carried out to demonstrated shadowing at different times of day and how the new build may affect neighbours. Members discussed a number of aspects with the property owner including the ongoing discussions she was having with Architect and Planning Officer. It was agreed that more information would be needed before the Committee could make a firm view or provide any comments to Cornwall Council and members offered some advice to the owner about what may be needed in terms of:</p> <ul style="list-style-type: none"> <li>• Meeting pre-application requirements;</li> <li>• Design, e.g. amount of glass, prominence of solar panels, height of roof ;</li> <li>• Land stability report;</li> <li>• Neighbours’ privacy;</li> <li>• Construction management plan; and</li> <li>• Enhancing and preserving the conservation area.</li> </ul> <p>It was RESOLVED to defer commenting on application PA21/12024. Proposed by Cllr Lundy, seconded Cllr Hannaford. All in favour.</p> <p>The Chair thanked the property owner for dialling in before she left the meeting.</p> <p><b>Application reference PA21/11246 – Tree Tops, Hannafore Lane, West Looe</b>  A member of the public was in attendance who lived next to this property and had previously addressed the Planning Committee with concerns about proposed development on the site. He explained to members that he had spoken directly to the applicant with three requests for amendments to the development, two of which had been agreed and the other which the applicant was considering. He stated that a land stability analysis had recently been completed and reminded the Committee also that he had raised the issue of slow worms on the site.</p> <p>Members discussed this input the need for evidence of the proposed amendments. It was RESOLVED to support application PA21/11246 with some conditions and recommendations (see comments in Appendix A). proposed by Cllr Lundy, seconded by Cllr Barker. All in favour.</p> <p>The Committee thanked the remaining members of the public for attending and they left the meeting. The Chair returned to the correct order of the Agenda.</p>	
157.	<p><b>TO RESOLVE TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD 12<sup>TH</sup> JANUARY 2022</b></p> <p>It was RESOLVED to approve the Minutes of the Planning Committee Meeting</p>	

	held on 12 <sup>th</sup> January 2022. Proposed by Cllr Lundy, Seconded by Cllr Toms. Carried 3/1 Cllr Barker abstained as not present for previous meeting	
158.	<b>TO RECEIVE AN UPDATE FROM THE ADMIN &amp; PLANNING OFFICER</b> The APO advised of the actions from previous meetings which had been completed per written report provided to Councillors. It was agreed to carry forward the action to set Committee priorities	<b>APO add to Agenda</b>
159.	<b>CORRESPONDENCE (FOR INFORMATION ONLY)</b>  Correspondence had been circulated to members and was noted in relation to: <ul style="list-style-type: none"> <li>• WLTT re Howl Ughel (PA21/12024)</li> <li>• e-mail from public re trees on Barratt site</li> <li>• Hannafore Road Footpath Bay View</li> <li>• e-mailed Planning App comments from public</li> <li>• 2 x resident comments re Land north of Kilhallon (PA21/12834)</li> </ul>	
160.	<b>TO RECEIVE AND NOTE DECISION NOTICES</b> The Chair drew members' attention to the spreadsheet of decisions made available to the Committee. It was noted that Looe Town Council recommendations were currently 93.85% in line with Cornwall Council decisions.	
161.	<b>TO RECEIVE AND DISCUSS SITE MEETINGS AND PLANNING APPEALS</b> None received	
162.	<b>TO RECEIVE AND DISCUSS 5-DAY PROTOCOLS</b> It was noted that three 5-day protocols had been received and circulated to members and responses had been provided for two of them as follows: <ul style="list-style-type: none"> <li>• PA21/07707 – Agree to Disagree</li> <li>• PA21/09944 – Committee Decision requested</li> </ul> <p>The third, PA21/06164, was awaiting response and members agreed that an Agree to Disagree should be sent to Cornwall Council.</p>	<b>APO respond to CC</b>
163.	<b>TO RECEIVE A REPORT FROM THE PAVEMENT LICENSING WORKING GROUP</b> None received	
164.	<b>TO CONSIDER PLANNING APPLICATIONS AS LISTED AND MAKE RECOMMENDATIONS TO CORNWALL COUNCIL</b> The Committee discussed the remaining planning applications as listed and made recommendations as per Appendix 'A'.  <b>PA21/11732</b> – It was RESOLVED to <b>object</b> to this application. Proposed by Cllr Hannaford, Seconded by Cllr Lundy. All in favour.	

	<p><b>PA21/12831</b> - It was RESOLVED to <b>support</b> this application. Proposed by Cllr Lundy, Seconded by Cllr Toms . All in favour.</p> <p><b>PA21/12456</b> – It was RESOLVED to <b>support</b> this application. Proposed by Cllr Lundy, Seconded by Cllr Toms. All in favour.</p> <p><b>PA21/12626</b> – It was RESOLVED to <b>support</b> this application. Proposed by Cllr Toms, Seconded by Cllr Lundy. All in favour.</p> <p><b>PA21/12148</b> – Members were unable to access the planning portal for further information on this application and no comments had been received from Planning Officer. It was, therefore, agreed to request an extension to the deadline so that members could consider with all the information.</p> <p><b>PA21/11068</b> – It was RESOLVED to <b>support</b> this application. Proposed by Cllr Hannaford, Seconded by Cllr Toms. Carried 3/1.</p> <p><b>PA21/00280</b> – It was RESOLVED to <b>object</b> to this application. Proposed by Cllr Hannaford, Seconded by Cllr Lundy. All in favour.</p> <p><b>PA21/00417</b> – It was RESOLVED to <b>support</b> this application. Proposed by Cllr Lundy, Seconded by Cllr Toms. All in favour.</p> <p><b>PA21/00263</b> – It was RESOLVED to <b>support</b> this application subject to conditions. Proposed by Cllr Lundy, Seconded by Cllr Hannaford. All in favour.</p> <p><b>PA21/00521</b> – Works to trees were noted</p>	<p><b>APO request extension</b></p>
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<p><b>165.</b></p>	<p><b>TO RECEIVE AN UPDATE ON THE PROGRESS OF THE LOOE NEIGHBOURHOOD DEVELOPMENT PLAN</b></p> <p>Cllr Hannaford reported that the Cornwall Council website was listing lots of NDPs which were ready for referendum and a date was still not known for Looe. Cllr Lundy stated that the moderated report had now been published on the Future Looe website and asked APO to contact Cornwall Council about when a referendum was likely.</p> <p>A question was raised about the employment land adjacent to Barratts estate which had become due to be returned to Council ownership and it was agreed that the APO would also ask Cornwall Council about this.</p>	<p><b>APO contact CC</b></p>
<p><b>166.</b></p>	<p><b>TO RECEIVE AN UPDATE ON THE BARRATT’S SITE, EAST LOOE</b></p> <p>Cllr Toms reported that tree planting was ongoing.</p>	

167.	<b>TO DISCUSS AND RECOMMEND COMMUNICATION OF KEY MESSAGES</b> None at present	
168.	<b>TO DISCUSS REVIEW OF TOWN COUNCIL PLANNING POLICIES AND AGREE ACTIONS</b> The Chair and APO have drafted a combined Policy for Planning which will be circulated to members for comment in preparation for agreeing a final version at the next meeting.	<b>APO send to all</b>
169.	<b>TO DISCUSS PLANNING COMMITTEE PRIORITIES</b> It was agreed that this would be carried forward to next meeting.	<b>APO add Agenda</b>
170.	<b>OTHER URGENT BUSINESS AS DETERMINED BY THE CHAIR</b> No matters.	
171.	<b>EXCLUSION OF MEMBERS OF THE PRESS AND PUBLIC</b> No matters.	
	<b>DATE OF NEXT PLANNING COMMITTEE MEETING</b> The next planning meeting is scheduled for Tuesday, 8 <sup>th</sup> March 2022 at 6.00pm in the Council Chamber at Looe Library & Community Hub, The Millpool, Looe  Planning briefings will also be taking place on Tuesday 15 <sup>th</sup> February and Tuesday 22 <sup>nd</sup> February to deal with more urgent applications  Meeting closed at 7.50pm	

Signed .....

Date.....