

LOOE TOWN COUNCIL

KONSEL TRE LOGH

Planning Enforcement Policy



Adopted by Council:
18th November 2025

Next review: 18th November 2026



Looe Town Council

Planning Enforcement Policy

Context & definitions

Looe Town Council is a Statutory Consultee on planning matters within the Council boundary. Cornwall Council is the Local Planning Authority.

This means that any enforcement action will be taken by Cornwall Council.

Cornwall Council defines planning enforcement as: “A regime to manage inappropriate development that causes planning harm. Local Planning Authorities (LPAs) have the power to manage and control development. This is set out in the Town and Country Planning Act 1990, as amended (“the Act”).”

Section 55 of the Act defines development as: “the carrying out of building, mining, engineering or other operation in, on, under or over land, or the making of any material change of use of any buildings or other land”.

Breaches of planning control

Cornwall Council guidance states that potential breaches of planning control could include (not an exhaustive list):

- Works to listed buildings
- Demolition of buildings in a conservation area
- Works to trees subject of a Tree Preservation Order (“TPO”) or in a conservation area
- Building without consent (i.e. extensions, outbuildings, fences, walls)
- Change of use of buildings and/or land (inc. sub-division of houses to flats / HMOs)
- Advertisements and signage
- Non-compliance with conditions attached to planning permissions
- Not building per the approved plans of planning permissions
- Untidy land where it affects the amenity of the area
- Engineering operations, such as the raising of ground levels or earth bunds
- Deliberate concealment of unauthorised building works or changes of use
- Unauthorised residential use of the land (i.e. caravans)
- Breaches of planning conditions, S106 Agreements and Community
- Infrastructure Levy (CIL)
- Minerals and Waste Development

Looe Town Council local considerations

In addition to the National Planning Policy Framework, the Cornwall Local Plan (2016) and Cornwall Council planning policy, Looe Town Council’s planning decisions are also guided by:

- The Looe Neighbourhood Development Plan (adopted May 22) & Appendix 1
- Article 4(2) Directions for the Looe Conservation Area
- Looe Heritage Guidance

Planning Enforcement process

Should Looe Town Council believe that a significant breach of planning has occurred, the following process will be followed:

- In the first instance, the Planning Committee will discuss the matter and if it considered that enforcement action is appropriate, will resolve to refer the matter to Cornwall Council
- The Town Clerk and/or the Planning Officer report the breach to Cornwall Council
- Information on any resulting action by Cornwall Council will be given to the Planning Committee at the next scheduled meeting.

Advertising signs also require planning permission. Unauthorised advertising is also considered a breach and could be subject to planning enforcement. However, a more informal approach will be adopted in the first instance, with officers contacting the advertiser to advise them the signs are unauthorised and to request they are removed.

Should this approach not be successful, then the formal enforcement process detailed above will be followed.