



LOOE TOWN COUNCIL

KONSEL TRE LOGH

MINUTES OF THE PLANNING COMMITTEE MEETING

Held on the 13th of January 2026 at 6.00pm

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

REPORT TO COUNCIL

PRESENT: Councillor J Lundy (JL) – Chair
Councillor S Remington (SR)
Councillor J Graham-Jones (JGJ)
Councillor C Harwood (CH)
Councillor E Stone (ER)

IN ATTENDANCE: S Bonney – Planning and Finance Officer (PFO)

	Welcome The Chair welcomed Councillors to the meeting.	Actions
PLG 240	To Receive and Consider Apologies Apologies were received from councillors: Powell and Rose. Councillor Patterson was absent.	
PLG 241	To Receive Declarations of Interest None Received.	
PLG 242	To Receive Questions from Members of the Public. No members of the public were in attendance.	
PLG 243	To Resolve to Approve the Minutes of the Planning Committee meetings held on the 4th of November 2025. It was resolved to approve the Minutes of the Planning Committee meeting held on the 4 th of November, upon completion of the amendment of item PLG222, proposed by Councillor Lundy, Seconded by Cllr Graham-Jones, Cllr Harwood in favour.	

PLG 244	Questions on Update from Planning & Financial Officer. The PFO stated that a written report had been circulated to Councillors and all actions from the previous meeting were completed.	PFO
PLG 245	Correspondence. Correspondence received regarding PA26/09422 was discussed by the committee. Correspondence received regarding PA26/00107 was discussed by the committee. Works to Trees for Local authority decision only had been made available for information to the councillors. The future removal of BT equipment from the Telephone box at the seafront.	
PLG 246	To Receive and Note Decision Notices. It was noted that decisions are currently 81.59 % in line with those of Cornwall Council.	
PLG 247	To Receive and Discuss Site Meetings and Planning Appeals None.	
PLG 248	To Receive and Discuss 5 Day Protocols None Received.	
PLG 249	To Consider the Planning Applications as listed and agree comments/recommendations to be made to Cornwall Council. <u>PA25/09135</u> <u>Trenoweth Barbican Hill East Looe-Proposed re-roofing and construction of rear dormer</u> It was resolved to SUPPORT this application PA25/09135 by Cllr Lundy, seconded by Cllr Remington, All in favour. <u>PA25/09297</u> <u>Theydon Portuan Road West Looe-Removal of existing garage, construction of new attached garage with new entrance link and bedroom above</u> It was resolved to SUPPORT this application PA25/09297 proposed by Cllr Lundy, seconded by Cllr Remington, All in favour.	PFO to upload comments to CC website

PA25/09422

Old Barbican Cottage Barbican Hill East Looe- Replace four timber painted windows with heritage flush casement windows in textured manmade material. One window to be approved retrospectively in the same material.

Looe Town Council planning committee discussed the application PA25/09422, the committee welcomed a future application more in keeping with the surrounding area, as the current application is against policies:

Neighbourhood Development Policy

Policy TC7 - Window and Door Repair and Replacement in The Historic Core which states:

1. Repair work to doors and windows on listed buildings will be supported if:
 - a. it is absolutely necessary (in terms of sustainability, damage or deterioration); and
 - 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

National Planning Policy Framework

Paragraph 215:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The following comments were also made:

The Old Barbican Cottage is a valued non-listed heritage asset dating from before 1807 and forming part of the ancient farming hamlet known as Barbican Village. This group of buildings includes the Grade II-listed Old Barbican within its setting and the location was regarded as being of sufficient historic and architectural importance to be included within a limb of the Looe Conservation Area. The cottage itself is identified in the Looe Conservation Area Appraisal as “positive and relatively unaltered.”

Under application PA22/10249 it was agreed that double glazing could be introduced to this elevation, on the specific condition that the replacements were slim-line heritage double-glazed timber units. The uPVC units now proposed - even in the form of semi-heritage products from Evolution - would nevertheless be visibly different, due to the thickness and engineered finish of the framing, the projecting trickle vents, and their overall appearance would

detract from both the building and the wider historic setting.

The relevant condition from PA22/10249 was Condition 3:

Notwithstanding the approved plans the proposed window replacements shall match the style of the existing windows and the proposed windows in the south-eastern elevation shall be timber slim line double glazed heritage units.

Details of all the proposed windows shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation. The development shall be carried out in accordance with the agreed details.

Reason: To preserve the character and appearance of the property and the surrounding Conservation Area, in accordance with Policy 24 of the Cornwall Local Plan Strategic Policies 2010–2030 and Section 16 of the National Planning Policy Framework 2021.

Other relevant approvals and refusals:

PA25/00102 Albatross Cottages Church Street East Looe Cornwall - Replacement of existing wooden windows with new like for like Heritage style uPVC windows refused.

PA16/11417 Clifford Cottage, Lower Market Street, East Looe (see their joinery details) represents a more appropriate approach because seasoned timber was used with slim glazing units and colour-matched (not black or silver) spacings.

Arguments for retaining wooden windows instead of replacing with uPVC:

1. Historical Integrity: Original wooden windows are integral to the character of historic properties. Historical assets are irreplaceable and repairing them would preserve their architectural authenticity and cultural heritage.
2. Aesthetic Authenticity: Some uPVC windows may be described as 'heritage grade' but this term is primarily marketing jargon and does not guarantee like-for-like replacements. Modern uPVC
3. Windows may mimic timber but look modern and noticeably fail to replicate the details, proportions, joints, glazing and finish of traditional wooden frames.
4. Longevity and Environmental Impact: High-quality timber windows, when properly maintained, can last for centuries. UPVC windows have a limited lifespan and may require replacement after a few decades. Timber is a renewable resource capable of repair thus reducing waste and avoiding energy-intensive manufacture associated with replacement uPVC.

	<p>5. Investment: Although perhaps not a planning consideration, research indicates that preserving or restoring authentic architectural features, especially in conservation areas, benefits property value.</p> <p>It was resolved to OBJECT to the application PA25/09422, Proposed by Cllr Lundy, seconded by Cllr Remington, Cllr Harwood in favour, Councillors Stone and Graham-Jones were opposed to the objection.</p>	
PLG 250	<p>To Discuss and Recommend Communication of Key Messages</p> <p>It was discussed that the deputy clerk intends to replace the current noticeboard at the Barrat's Estate.</p>	
PLG 251	<p>Other urgent business as determined by the Chairman (for information only)</p> <p>It was discussed that the planning officer would liaise with the communications officer regarding the social media posts with links to the planning list.</p>	PFO to liaise with C&C officer
PLG 252	<p>Exclusion of members of the press and public.</p> <p>No Matters.</p> <p>The Meeting closed at 18.45pm.</p>	
	<p>Date of next Planning Meeting:</p> <p>10th February 2026.</p>	

Signed

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