



LOOE TOWN COUNCIL KONSEL TRE LOGH

MINUTES OF THE PLANNING COMMITTEE MEETING

Held on the 10th of March 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 C Rose (CR)
Councillor E Stone (ES)

IN ATTENDANCE: S Bonney – Planning and Finance Officer (PFO)
2 Members of the public.

	Welcome	Actions
	The Chair welcomed Councillors and members of the public to the meeting.	
PLG 266	To Receive and Consider Apologies Apologies were received from councillor Powell. Councillor Patterson was absent.	
PLG 267	To Receive Declarations of Interest None Received.	
PLG 268	To Receive Questions from Members of the Public. The Chair checked which agenda items were of particular interest to members of the public attending and it was agreed to re-order the agenda so that those planning applications could be discussed first. <u>PA25/03028</u> <u>Millendreath Holiday Village Millendreath Looe Cornwall - Re-development of existing beach resort to create new flood alleviation channel, replacement of 103 units of holiday accommodation (existing and extant) and the addition of up to 87 units of holiday accommodation. Construction of a restaurant building, a central facilities building, a tennis court, car parking, passing places, re-alignment of the coastal path, hard and soft landscaping, fixed surface infrastructure and other associated works (including a replacement sea wall).</u>	

Looe Town Council Planning committee discussed this proposal and made the following recommendations:

SOUTHWEST COAST PATH

The application title implies that the SWCP is to be realigned, however, the submitted plans do not show how the route will be managed within the site. Looe Town Council would support retention of the path's current route alongside the seawall at the top of the beach. Any diversion, for example, through the proposed car parking area, could reduce the SWCP's amenity value and create potential conflict with vehicle movements.

Looe Town council previously requested on the 6th of June 2025:

Additional Consultee

It is requested that Southwest Coastal paths are consulted as a consultee in this application.

DRAGON'S TEETH WW2 DEFENCES

The existing seawalls incorporate two rows of WW2 "dragon's teeth" anti-tank obstacles, whose distinctive forms remain clearly visible. These features are of cultural and historical significance to Millendreath and the wider Cornish coast. A heritage assessment, together with proposals for their protection, would therefore be welcomed.

The current application is short of detail on how the development relates to the Southwest Coastal Path, the beach and the seafront. To ensure there are no unexpected and unwanted outcomes it is prudent to clarify and agree these matters before any decision is made to allow the project to proceed.

Looe Town Council also raise the following points of concern from our previous consultee comments dated 6th June 2025 which are as follows:

' The proposal will encroach on the Woodland & Spinney which is an important green space.

' Additional traffic and impact on Looe's wider infrastructure

' Concerns are also raised on the impact of Looe's already pressured sewage system.

The committee therefore referred to the following policy context:

Cornwall Local Plan:

' Policy 12 ' Design 1 a) b) e)

' Policy 26 - Flood risk management and coastal change

' Policy 28 ' Infrastructure

' Policy 24- Historic Environment

Looe Neighbourhood Development Plan:

Policy CCLS5- Drainage Management and Land Stability-Page36

Concerns were also raised regarding the Ecology report as there is a large toad population in the area.

It was **resolved** to SUPPORT in Principle this application PA25/03028 by Cllr Lundy, seconded by Cllr Remington, carried 5/1 - Councillor J Graham-Jones Objected.

The Committee thanked the members of the public for attending and they left the meeting. The Chair returned to the correct order of the agenda.

PLG 269	<p>To Resolve to Approve the Minutes of the Planning Committee meetings held on the 10th of February 2026.</p> <p>It was resolved to approve the Minutes of the Planning Committee meeting held on the 10th of February 2026, proposed by Councillor Lundy, seconded by Cllr Remington, Cllr Rose, all in favour.</p>	
PLG 270	<p>Questions on Update from Planning & Financial Officer.</p> <p>The PFO stated that a written report had been circulated to Councillors and all actions from the previous meeting were completed.</p>	PFO
PLG 271	<p>Correspondence.</p> <p>Correspondence received regarding PA25/03028 was discussed by the committee earlier in the meeting.</p> <p><u>Works To Trees- (To be decided under delegated authority.)</u></p> <p>Primrose Cottage West Looe Hill West Looe - Works to trees in a Conservation Area, namely, 1) Eucalyptus (1) has split at the base and is leaning at a dangerous angle. Looking to remove and replace with a 5/6' eucalyptus tree. 2) Two red robin hedges (2) very overgrown approx 1.5m from house. Now causing damage to side wall which abuts access road. To remove and replace with a mix of red robin and other hedge.</p>	
PLG 272	<p>To Receive and Note Decision Notices.</p> <p>It was noted that decisions are currently 82.03 % in line with those of Cornwall Council.</p>	
PLG 273	<p>To Receive and Discuss Site Meetings and Planning Appeals</p> <p>None.</p>	
PLG 274	<p>To Receive and Discuss 5 Day Protocols</p> <p>None Received.</p>	
PLG 275	<p>To Consider the Planning Applications as listed and agree comments/ recommendations to be made to Cornwall Council.</p> <p>The Committee discussed the remaining planning applications as listed and made the following recommendations:</p> <p><u>PA25/03028</u> See Item PLG 268.</p> <p><u>PA26/00575</u></p> <p><u>Constance - Penroy Court, Marine Drive West Looe - Replace existing window with new French doors and side windows.</u></p> <p>It was resolved to SUPPORT this application PA26/00575 by Cllr Lundy, seconded by Cllr Graham-Jones, All in favour.</p>	

	<p><u>PA26/00613</u></p> <p><u>Former Amusement Arcade Quay Street East Looe - Alterations, replacement windows, formation of the recessed balcony on first floor level. Change of use to first floor and part of ground floor to form 2-bedroom flat on 1st floor level with ground floor storage.</u></p> <p>It was resolved to SUPPORT this application PA26/00613 proposed by Cllr Lundy, seconded Cllr Remington, All in favour.</p> <p><u>PA26/00688</u></p> <p><u>1 Moondarra, the Crescent West Looe - Replacement of existing garages with proposed garage and home office/gym.</u></p> <p>It was resolved to SUPPORT in principle this application subject to conditions to prevent the development being used as living accommodation, proposed by Cllr Lundy, seconded Cllr Graham-Jones, All in favour.</p> <p><u>PA26/00817</u></p> <p><u>4 Topview, Chapel Ground West Looe - Proposed extension.</u></p> <p>It was resolved to SUPPORT in Principle this application, with the recommendations as below, proposed by Cllr Lundy, seconded Cllr Graham-Jones, All in favour.</p> <p>The application has the addition of a first-floor rear/side extension, it was noted that there is an introduction of additional UPVC windows to both the front and rear elevations which does not accord with the Looe Neighbourhood Development Policy - Window and Door Repair and Replacement in The Historic Core, nor does it accord with Looe’s Article 4 Directive. It is recognised that UPVC is already present within the property.</p> <p><u>PA26/01236</u></p> <p><u>Rose Cottage, West Looe Hill West Looe - Re-roofing of Rose Cottage.</u></p> <p>It was resolved to SUPPORT this application PA26/01236 proposed by Cllr Lundy, seconded Cllr Remington, All in favour.</p>	<p>PFO to upload comments to CC website</p>
<p>PLG 276</p>	<p>To Discuss and Recommend Communication of Key Messages</p> <p>The chair showed the committee a draft version of the leaflet “keep Pavements Clear” and invited their comments, this leaflet will be distributed to local business to advise them to keep signage and other furniture off the pavements, for health and safety purposes.</p>	

<p>PLG 277</p>	<p>Other urgent business as determined by the Chairman (for information only). The Chair raised concerns regarding the look of the rock anchoring behind The Coastguard Cottages, West Looe, and rock anchoring works undertaken in West Looe by Cornwall Council during Summer 25. It was agreed that the Clerk should work with the Chair on correspondence to the property owners.</p>	<p>TC</p>
<p>PLG 278</p>	<p>Exclusion of members of the press and public. No Matters. The Meeting closed at 18.55pm.</p>	
	<p>Date of next Planning Meeting: 13th April 2026.</p>	

Signed

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