



LOOE TOWN COUNCIL KONSEL TRE LOGH

MINUTES OF THE PLANNING COMMITTEE MEETING

Held on the 7th of July 2026 at 6.00pm

At The Millpool Centre, The Millpool, Looe, PL13 2AF

REPORT TO COUNCIL

PRESENT: Councillor J Lundy (JL) – Chair
Councillor S Remington (SR)
Councillor C Harwood (CH)
Councillor J Holmes (JH)
Councillor M Powell (MP)

IN ATTENDANCE: S Bonney – Planning Officer (PO)
Sam White – Town Clerk
Several members of the public.
S McTeare.

	Welcome The Chair welcomed Councillors and members of the public to the meeting.	Actions
PLG 322	To Receive and Consider Apologies Apologies were received from Councillor Stone and Rose. Councillor Graham-Jones was absent.	
PLG 323	To Receive Declarations of Interest None Received.	
PLG 324	To Receive Questions from Members of the Public. The Chair checked which agenda items were of particular interest to members of the public in attendance and it was agreed to re-order the agenda so that those planning applications could be discussed first.	

PA26/03577

Ship Inn Fore Street East Looe

Creation of a new outside seating and bar area above the existing flat roof store areas, including perimeter fencing.

Looe Town Council Planning Committee received a presentation of matters of concern from the spokesperson of a group of local residents, concerns raised included, light and noise intrusion, loss of privacy and that there are currently 4 seagull nests on the property.

The committee then discussed the application and raised concerns over the potential loss of privacy for the neighbours, the chair then stated that the proposed development would be against the following policies:

Cornwall Local Plan

Policy 12 – Design, character and layout.

Including a lack of engagement procedure.

Section 2 – Section A, B and C.

Policy 16 – Health and Wellbeing.

Looe Neighbourhood Development Plan

Policy TC3 - Design and Local Distinctiveness in Looe's Historic Core.

It was also noted that the proposed would have a direct visible and audible impact on local residents, the proposed 10-foot-high fence would be an overbearing structure, highly intrusive and visible in the locality, it would not contain the noise that would be generated.

It was **resolved** to OBJECT to application PA26/03577 proposed by Cllr Lundy, seconded Cllr Holmes, Cllr Remington in favour, Councillors Harwood and Powell abstained.

PA26/03465

Polvellan Manor The Millpool West Looe- Redevelopment of existing Polvellan Manor (retaining the original house) and the creation of 25 dwellings comprised of 7 apartments in the existing building, 4 detached dwellings and 14 apartments with communal facilities, site amenity car parking and landscape works.

Looe Town Council Planning Committee received a presentation from Mr Mctear outlining the proposed work to the site whilst showing the slides that are available on the Cornwall Council portal.

The chair raised concerns over the ease of access to the site in its current state and stated that it should be cordoned off as a matter of urgency for public health and safety, Mr Mctear advised that this would be rectified as a matter of urgency.

	The chair also said that Looe Town Council welcomed the submission of a Planning application for Polvellan Manor, However, a public consultation event should take place first to inform the local community, as the building and area are historically iconic and located within Looe's conservation area, therefore, the chair proposed that the consultee comments are deferred until local residents have been consulted with a presentation from the architects. It was resolved to postpone consultee comments until the public have had the chance to attend a public consultation, proposed by Cllr Lundy, seconded Cllr Remington, All in favour.	
PLG 325	To Resolve to Approve the Minutes of the Planning Committee meetings held on the 9th of June 2026. It was resolved to approve the Minutes of the Planning Committee meeting held on the 9th of June 2026, proposed by Councillor Lundy, seconded by Cllr Remington, All in favour.	
PLG 326	Questions and updates from the Planning Officer. The Planning officer stated that a written report had been circulated to Councillors and all actions from the previous meeting were completed.	PO
PLG 327	Correspondence. It was agreed to discuss the Non-Material amendment that was received by email.	
PLG 328	To Receive and Note Decision Notices. It was noted that decisions are currently 82.24% in line with those of Cornwall Council.	
PLG 329	To Receive and Discuss Site Meetings and Planning Appeals None received.	
PLG 330	To Receive and Discuss 5 Day Protocols None Received.	
PLG 331	To Consider the Planning Applications as listed and agree comments/ recommendations to be made to Cornwall Council. The Committee discussed the remaining planning applications as listed and made recommendations as follows: <u>PA26/03508</u> <u>Alexandra Cottage West Looe -Listed building consent for proposed replacement of 2 windows on north elevation</u> Looe Town Council Planning Committee discussed the application, it was resolved to SUPPORT the comments made by Historic Environment Planning to this application PA26/03508 proposed by Cllr Remington, seconded Cllr	PO to upload comments to CC website.

Holmes, All in favour.

PA26/03943

2 Sunnyside West Road West Looe

Re-roof front elevation replacing old/damaged tiles with Spanish slate and carry out associated repair works. Re-flaunch/re-point chimney stack using existing pots. Replace front door with sealed composite of similar design with like for like window above.

Looe Town Council Planning Committee Support the re-roofing of this application; however, more information is required for the proposed door design, the door replacement should be heritage grade as per Policy TC7 of Looe's Neighbourhood development plan – window and door repair and replacement in the historic core

It was **resolved** to SUPPORT this application PA26/03943 proposed by Cllr Lundy, seconded by Cllr Harwood, All in favour.

PA26/03576

4 Higher Beech Terrace West Road West Looe

Proposal to replace dormer window with a slim-profile aluminium window with slight increase in height. Removal of existing cement render to reveal original stone and brickwork. Installation of a secondary glazed timber door within the existing porch. Minor alterations to the rear roof structure and associated internal alterations. Original timber sash windows to be retained and restored.

Looe Town Council Planning committee note that this application is retrospective and stated concerns over the removal of the render in a conservation area.

It was discussed that the proposed anthracite windows and doors are against:

Policy TC7 of Looe's Neighbourhood development plan - WINDOW AND DOOR REPAIR AND REPLACEMENT IN THE HISTORIC CORE paragraph 3 states: "The sensitive repair, maintenance and replacement of doors and windows on unlisted buildings within the Conservation Area will be supported if they closely match the original in terms of materials, design and opening method. The insertion of factory-made standard windows of all kinds whether in timber, aluminium, galvanised steel or plastic will not be supported on principal or public elevations (elevations with a street frontage or open to public view)"

	It was resolved to OBJECT this application PA26/03576 proposed by Cllr Lundy, seconded by Cllr Powell, All in favour.	
PLG 332	To Discuss and Recommend Communication of Key Messages To advertise the upcoming public consultation for PA26 03465- Polvellan Manor, on social media platforms.	Comms Officer
PLG 333	Other urgent business as determined by the Chairman (for information only). None.	
PLG 334	Exclusion of members of the press and public. The Meeting closed at 19.29 pm.	
	Date of next Planning Meeting: 4 th of August 2026.	

Signed

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