



LOOE TOWN COUNCIL KONSEL TRE LOGH

MINUTES OF THE PLANNING COMMITTEE MEETING

Held on the 4th of August 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 Graham-Jones (JGJ)
Councillor J Holmes (JH)
Councillor M Powell (MP)

IN ATTENDANCE: S Bonney – Planning Officer (PO)
Several members of the public.

	Welcome The Chair welcomed Councillors and members of the public to the meeting.	Actions
PLG 335	To Receive and Consider Apologies No apologies were received.	
PLG 336	To Receive Declarations of Interest None Received.	
PLG 337	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. <u>PA26/03908</u> <u>Building Plot South of Tregarrick Road, Looe - Proposed self-build dwelling and garage.</u> Looe Town Council Planning Committee discussed the application PA26/03908, and it was resolved to Support this application in principle subject to receiving visual drawings of the wider street scene to appreciate the roof height against the neighbouring properties, proposed by Cllr Lundy, seconded by Cllr Remington, All in favour.	

	<u>PA26/04885</u> <u>Lower Quay Stores Quay Street Looe PL13 1AP - 'United by The Sea' permanent wall mural.</u> The committee discussed this application, and the chair raised concerns that the proposed ceramic fish mural would go against preserving Looe Conservation Area and therefore did not accord with said policies nor the adopted Looe Neighbourhood Development Plan. It was resolved to Support this application PA26/04885 proposed by Cllr Graham-Jones, seconded by Cllr Powell, 5 for / Cllr Lundy Against. The Chair returned to the correct order of the agenda and the members of the public left the meeting.	
PLG 338	To Resolve to Approve the Minutes of the Planning Committee meetings held on the 7th of July 2026. It was resolved to approve the Minutes of the Planning Committee meeting held on the 7th of July 2026, proposed by Councillor Lundy, seconded by Cllr Remington, All in favour.	
PLG 339	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 340	Correspondence. Correspondence that had been previously shared with councillors was discussed.	
PLG 341	To Receive and Note Decision Notices. It was noted that decisions are currently 83.02% in line with those of Cornwall Council.	
PLG 342	To Receive and Discuss Site Meetings and Planning Appeals None received.	
PLG 343	To Receive and Discuss 5 Day Protocols None Received.	
PLG 344	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>PA26/04280</u> <u>Rock Ledge Dawn Road Hannafore Looe - Construction of raised terrace and enlarged external storage space, enlargement of first floor dormer window for ensuite, creation of two new openings for patio doors, re-cladding of Southeast and North East Elevations, replacement windows and doors with aluminium and rebuild of existing Northeast Extension.</u> Looe Town Council Planning Committee discussed this application PA26 04280, it was resolved to SUPPORT in principle this Application subject to a land stability report, proposed by Cllr Lundy, seconded by Cllr Remington, All in favour. <u>PA26/04398</u> <u>Welbeck Portuan Road West Looe - Replacement Decking to Rear Garden.</u> It was resolved to SUPPORT the application, proposed by Cllr Lundy, seconded by Cllr Harwood, All in favour. <u>PA26/04476</u> <u>Inlieu, The Quay West Looe - Proposed re-roofing and new doors and windows.</u> Looe Town Council Planning Committee welcomed this application in principle, however, the following concerns are raised to help improve the proposal: • Window 3 at first-floor level, it may be appropriate to incorporate a central mullion within the proposed replacement window. The current design has a large central pane of glass which gives the window a noticeably modern appearance. A central mullion would create four equal width windows giving more traditional proportions and better reflect the character of the building and the Looe Conservation Area. • A similar opportunity exists with the narrow top light above the ground-floor doors. Introducing more traditional glazing proportions and subdivision would likewise reinforce the building's historic character and result in a design that is more sympathetic to the Conservation Area. • Policy 24 of the Cornwall Local Plan encourages development proposals to take opportunities to better reveal the significance of heritage assets and to maintain the special character and appearance of Conservation Areas. • under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas when determining planning applications. It was resolved to OBJECT this application PA26/04476 proposed by Cllr Lundy,	PO to upload comments to CC website.
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seconded by Cllr Remington, All in favour.

PA26/04539

Rostallan West Looe Hill West Looe - Listed Building Consent for the removal of existing manmade roof tiles, and reroofing with natural slate, including installation of roof felt.

It was **resolved** to SUPPORT this application PA26/04539 proposed by Cllr Lundy, seconded by Cllr Harwood, All in favour.

PA26/04552

Riviera Apartments Shutta Road East Looe - Conversion of 4 apartments into 2 dwellings with no external alterations.

Looe Town Council Planning Committee discussed this application PA26/04552, it was noted that there is likely to be a boundary change as per the submitted plans, therefore the committee requested further detailing of the proposed new boundary changes/treatments as this could have an impact on the Looe Conservation Area.

It was **resolved** to SUPPORT in principle this application PA26/04552 proposed by Cllr Lundy, seconded by Cllr Remington, All in favour.

PA26/04648

Merrivale Portuan Road West Looe - Removal of raised planter, construction of a retaining wall and driveway.

It was **resolved** to SUPPORT this application PA26/04648 proposed by Cllr Lundy, seconded by Cllr Graham-Jones, All in favour.

PA26/04986

Avalon Barbican Hill East Looe - Proposed extensions and modernisation.

It was **resolved** to OBJECT to this application due to the ridge height, bulk and scale as the proposed is against:

Looe Neighbourhood Plan

Policy TC8 - Building Height

Policy TC9 - Development on steep slopes - section B: Respects the amenities of existing properties

Cornwall Local Plan

Policy 12 – Design

	proposed by Cllr Lundy, seconded by Cllr Remington, All in favour.	
PLG 345	To Discuss and Recommend Communication of Key Messages To advertise the upcoming extra ordinary planning meeting for PA26/04513 - proposed large development on the Land West of Kimlers Way, St Martin, Looe, Cornwall, PL13 1PS.	Comms Officer
PLG 346	Other urgent business as determined by the Chairman (for information only). None.	
PLG 347	Exclusion of members of the press and public. The Meeting closed at 19.05 pm.	
	Date of next Planning Meeting: Extraordinary Planning Meeting to be held on 25th August in relation to PA26/04513 - Kimlers Way, St Martin, Looe PL13 1PS - Erection of a Convenience Store.	

Signed

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