



LOOE TOWN COUNCIL KONSEL TRE LOGH

MINUTES OF THE EXTRA ORDINARY PLANNING COMMITTEE MEETING

Held on the 25th 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)

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

	Welcome	Actions
	The Chair welcomed Councillors and members of the public to the meeting.	
PLG 348	To Receive and Consider Apologies Apologies were received from Councillors Holmes and Powell, Councillor Stone was absent.	
PLG 349	To Receive Declarations of Interest None Received.	
PLG 350	To Receive Questions from Members of the Public. Members of the public were invited to address the planning committee with their comments and concerns regarding PA26/04513 - Land West of Kimlers Way, St Martin, Looe, which included: <u>Access</u> The access road has an incline and a bend and is unsuitable for delivery lorries, this area is usually double parked, therefore, a potential for accidents, this is a family estate and has children playing and riding bikes in the area, the proposed is also in close proximity to a children's play area. <u>Drainage</u> The ground conditions comprise of shale, these superficial deposits are particularly susceptible to the effects of both ground water and surface water. This has been clearly evidenced by numerous landslips around this area, the proposed would only exacerbate existing drainage problems. It was also noted that the findings of the Susan Norman Inquest should be taken into account re drainage as this is extremely important and is a key event in terms of the Barratt Estate history. Further questions were raised regarding what date the dispersion tests were	

carried out, as if tests were in the summer, this does not give a true reflection of the water collection. Concerns over a basin for water collection would not be ideal for an estate with children in it.

Noise and Disturbance

Noise pollution that could arise from Early morning or evening delivery vehicles, vehicle engines and doors, reversing alarms, refrigeration equipment, customers arriving and departing, conversations and servicing activities.

Light Intrusion

significant external lighting for the building, access roads, car park and signage.

Landscaping and tree planting

The tree planting associated with the Barratt's Phase 1 and 2 developments does not yet appear to have been fully implemented, particularly along the boundary between the development and Chough Close.

This boundary planting is important in providing screening and reducing the visual impact of the development. The outstanding planting should be completed and established as part of the overall landscape mitigation.

Appearance of the building

The proposed, white-painted external walls are likely to make the building visually prominent and draw attention to it within the surrounding landscape. A more recessive, neutral and natural colour would be preferable and would help the building sit more comfortably within its surroundings both locally and when viewed from distance.

Likely reliance on cars

There is no clear reference in the Transport Assessment to a bus service serving the proposed store.

Cycling is also unlikely to be a realistic alternative for many everyday journeys. Looe has steep terrain and a number of roads without pavements or verges, making cycling difficult and potentially hazardous. Cycling in the area is more commonly associated with leisure rather than routine shopping trips.

If parking is provided free of charge, this is likely to encourage customers to drive to the store, potentially attracting traffic from both East and West Looe, rather than simply serving the immediately adjoining development.

The Transport Assessment should therefore provide a more realistic assessment of likely car use and the resulting traffic movements.

Cumulative traffic impact

The Highways Officer states that the store is expected to generate 17 two-way vehicle trips in the AM peak and 39 in the PM peak and considers this to be less than one vehicle movement per minute on average. However, these figures need to be considered in addition to existing traffic and the traffic generated by the recently approved 43 new houses. The impact should therefore be assessed cumulatively rather than considering the store in isolation.

The fact that the additional movements to the store average less than one per minute does not necessarily mean there will be no significant impact. Traffic will be concentrated at particular times, and each customer travelling by car will generate both an arrival and a departure movement resulting in a doubling of the figures to

	34 and 78 additional car movements per hour. <u>Looe Bridge, Station Road and St Martins Hill junction</u> Particular concern relates to the level of traffic over Looe bridge and at the junction of Station Road and St Martins Hill, which is already awkward and can experience queues and tailbacks. Up to one half the traffic to the store may be assumed to come from West Looe and the assessment should therefore demonstrate that the cumulative increase in traffic can be safely and satisfactorily accommodated at this points which are already troublesome. The Transport Assessment understates the likely impact of the proposed convenience store on the local highway network.	
PLG 351	To Consider the Planning Application PA26/04513 received in respect of Land West of Kimlers Way, St Martin, Looe, Cornwall PL13 1PS, and make recommendations to Cornwall Council. The chair raised concerns that the proposed parking area is of a permeable material which could cause further drainage issues, with additional water run-off, further information is also required on the flood risk assessment. He then went on to say that most customers who would visit the proposed shop would visit by car. The Chair recommended that before the application can be fully assessed Looe Town Council strongly request a full and transparent community consultation to allow the community to pose questions to the associated architect. The consultation should include good quality design boards which illustrate the proposal in an easy and accessible form so that the community can fully engage with what is being proposed. Looe Town Council are also aware that there are other proposed retail opportunities within the vicinity. Concerns were raised by members of the public that the current comments on the portal are not a true reflection of public feeling towards this proposal as there are several people who cannot access the portal due to Cornwall Council website IT issues. Proposed by Cllr Lundy, seconded by Cllr Graham-Jones, All in favour.	PO to post comment to the Cornwall council portal
PLG 352	To Discuss and Recommend Communication of Key Messages. None.	
PLG 353	Other urgent business as determined by the Chair (For information only). None.	
PLG 354	Exclusion of members of the press and public - Standing Order 3d. The Town Council may exercise their right to exclude the public and press by resolution from a closed meeting due to the confidential nature to be discussed pursuant to section 1(2) of the Public Bodies (Admission to Meetings) Act 1960.	
	The Meeting closed at 19.00 pm. Date of next Planning Meeting: 8th September 2026.	

Signed

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