



LOOE TOWN COUNCIL KONSEL TRE LOGH

MINUTES OF THE PLANNING COMMITTEE MEETING

Held on the 6th of October 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)
Councillor S Barker (SB)

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 368	To Receive and Consider Apologies None Received. It was agreed to Co-opt Councillor Barker to the meeting, proposed by Councillor Lundy, seconded by Councillor Reminton, All in favour.	
PLG 369	To Receive Declarations of Interest None Received.	
PLG 370	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>PA26/05170</u> <u>The Old Sail Loft, Quay Street, East Looe, – Retrospective planning permission for decking construction.</u> Looe Town Council Planning Committee received a presentation from members of the public pertaining to application PA26/05170.	

	The Committee discussed the application, and concerns were raised regarding a reduction in the area of the emergency access point. It was also noted that the historical officer had not been consulted as the proposed is in front of a listed building. Cllr Lundy raised concerns that the retrospective decking is sited within Looe's Historic Core which includes the harbour area. The decking and its associated paraphernalia detract and are incongruous with the Conservation Area. It was resolved to SUPPORT the proposed subject to consultation from the Historical officer as the proposed is located in front of a listed building, as per Policy 24 of the Cornwall Local Plan which 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. In addition, 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, proposed by Cllr Graham-Jones seconded by Cllr Powell, 6 for Cllr Lundy against. The remaining members of the public left the meeting and the Chair returned to the correct order of the agenda.	
PLG 371	To Resolve to Approve the Minutes of the Planning Committee meetings held on the 8th of September 2026. It was resolved to approve the Minutes of the Planning Committee meeting held on the 8th of September 2026, proposed by Councillor Lundy, seconded by Cllr Graham-Jones, all in favour who were in attendance of that meeting, councillor Barker abstained.	
PLG 372	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 373	Correspondence. Correspondence that had been previously shared with councillors was discussed.	
PLG 374	To Receive and Note Decision Notices. It was noted that decisions are currently 84.44% in line with those of Cornwall Council.	
PLG 375	To Receive and Discuss Site Meetings and Planning Appeals None received.	
PLG 376	To Receive and Discuss 5 Day Protocols None Received.	

PLG 377	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>PA26/05773</u> <u>11 Springfield Road, East Looe - Single storey extension with balcony, to replace the existing conservatory.</u> Looe Town Council Planning Committee discussed this application PA26 it was resolved to SUPPORT this Application, proposed by Cllr Lundy, seconded by Cllr Remington, All in favour. <u>PA26/ 05794</u> <u>Torside, Dawn Road, Hannafore, Looe - Proposed alterations to include re-roofing, removal of chimney and replacement windows and doors.</u> It was resolved to SUPPORT the application PA26/05794, proposed by Cllr Lundy, seconded by Cllr Remington, All in favour. <u>PA26/06113</u> <u>The Captains House, Shutta Road, East Looe - Proposed timber cabin in the Captains House garden to provide auxiliary self-contained living accommodation for staff of The Guest House.</u> It was resolved to SUPPORT this application PA26/06113 proposed by Cllr Lundy, seconded by Cllr Graham-Jones, All in favour. <u>PA26/06189</u> <u>Stallance, The Crescent, West Looe - Loft conversion with balcony.</u> It was resolved to SUPPORT this application PA26/06189 proposed by Cllr Lundy, seconded by Cllr Harwood, All in favour. <u>PA26/03465</u> <u>Polvellan Manor, The Millpool, West Looe.</u> Looe Town council planning committee discussed that the sensitive restoration of this application is fully supported, subject to ongoing discussions, negotiations and amendments made with the case officer and tree officer, particular note was also made to comments on the planning portal, including:	PO to upload comments to CC website.
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	- The design of the proposed new buildings does not share any common architectural characteristics with the main house as required by Policy E8 of the Looe NDP. - Much of the proposed development has a roofline higher than the Manor. The elongated form and horizontal arrangement of windows and balconies together with the flat roof design would create a lateral emphasis, in contrast with the Manor's Gothic Revival character, defined by its vertical proportions, steep roof forms and pointed-arch windows. - Rather than complementing the Manor, the scale and form of the new development risk competing with it and drawing attention away from the historic building, thereby diminishing its significance as one of Looe's more distinctive historic landmarks. It was also discussed that larch cladding would be far more appropriate than the red cedar cladding suggested. Cllr Lundy felt that it was premature at this stage to support the application and felt that Looe Town Council should wait until further information is received from Cornwall Council in relation to their further negotiations with the applicant as concerns have been identified with regards to the loss of trees on site which are highly visible and also in terms of the proposed design and its appropriateness to blending in with the historic Polvellan Manor. It was resolved to fully SUPPORT this application PA26/03465 proposed by Cllr Remington, seconded by Cllr Graham-Jones, 6 for Cllr Lundy against. <u>PA26/06678</u> <u>Chough Cottage, Chantry Lane, Looe - Construction of 2 dormer windows on the North elevation to allow part of the existing roof space to be used as an additional bedroom.</u> It was resolved to SUPPORT this application PA26/06678 proposed by Cllr Lundy, seconded by Cllr Graham-Jones, All in favour.	
PLG 378	To Discuss and Recommend Communication of Key Messages. None.	
PLG 379	Other urgent business as determined by the Chairman (for information only). None.	
PLG 380	Exclusion of members of the press and public. The Meeting closed at 19.30 pm.	
	Date of next Planning Meeting: 3 RD of November 2026.	

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