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Launceston Town Council
The Town Hall
Launceston
Cornwall PL157AR

To all members of Planning and Development Committee

Councillors : Val Bugden–Cawsey, Roger Creagh-Osborne, Dave Gordon, John Harris, Brian Hogan (Town Mayor) , Jane Nancarrow, Leighton Penhale, Rob Tremain, Margaret Young (Deputy Mayor)
cc All Councillors; Chairman, Chamber of Commerce; Amy Dennis (C&DPost)

You are summoned to a meeting of the Planning and Economic Development Committee on Thursday 1 December 2016 at 7.00 pm in the Otho Peter suite. The agenda is set out below.

A handwritten signature in black ink, appearing to read 'C. W. Drake'.

Christopher Drake
Town Clerk

25 November 2016

AGENDA

1 Apologies for Absence

2 Declarations of Interest

Councillors are reminded that if a councillor has a registered disclosable pecuniary interest, or a non-registerable interest, in any agenda item s/he must leave the room while that item is discussed, unless a written request for a dispensation has been agreed.

3 Public Representation Session

An opportunity for local residents to make representations to the Council or to ask questions relating to items on the agenda. (Please note that a maximum time of 15 minutes will be allowed for this session and there is a time constraint of 5 minutes per speaker)

4 Minutes of the last meeting

To confirm and sign the minutes of the Extraordinary Meeting held on 3 November 2016 as a correct record

To confirm and sign the minutes of the meeting held on 10 November 2016 as a correct record

5 Current Planning Applications for comment

Application PA16/10219

Proposal Demolish domestic garage and construction of one new dwelling (Re-submission of application PA16/05001)

Location Land East Of 36 Broad Park St Stephens Launceston

Applicant Mr T Nayler and Ms E Facey

Application PA16/10321

Proposal Proposed construction of 9 Dwellings

Location Land South East Of Penworth Close Launceston Cornwall

Applicant Atkinson Housing Developments Ltd

Application Proposal	PA16/10221 Subdivision of existing residential site to form new residential building plot within existing gardens with outline planning permission for one detached two storey four bedroom dwelling with attached double garage.
Location	Land W Of 44 Dunheved Road Launceston Cornwall
Applicant	The Irving Family
Application Proposal	PA16/10467 Works to trees subject to a TPO - T2 Beech and T3 Holm Oak - Crown lift over highway to provide 5.2m clearance to achieve statutory highway clearance
Location	The Rectory Dunheved Road Launceston Cornwall
Applicant	South West Building & Maintenance
Application Proposal	PA16/03247/PREAPP Pre-application advice for change of use of property back into a hotel
Location	Eagle House Hotel 3 Castle Street Launceston Cornwall
Applicant	William and Rebecca Perry
Application Proposal	PA16/03356/PREAPP Pre-application advice for a new combined footway and cycleway including a new bridge spanning the River Kensey, linking Ridgegrove Lane situated north of the river and the Co-op car park
Location	Land North Of Newport Industrial Estate Launceston
Applicant	Cornwall Council

6 Cornwall Council – Planning Decisions to note

Application Proposal	PA16/08740 Application for advertisement consent for the siting of 1 non-illuminated fascia sign, 1 non- illuminated projector sign and 5 non-illuminated wall mounted aluminium panels
Location	12-14 High Street Launceston PL15 8AE
Decision	APPROVED
Town Council	SUPPORT
Application Proposal	PA16/09032 Application for Listed Building Consent for the siting of 1 non-illuminated timber fascia sign with letters and logo, 1 non- illuminated projector sign and 5 non-illuminated wall mounted aluminium panels
Location	12-14 High Street Launceston PL15 8AE
Decision	APPROVED
Town Council	SUPPORT
Application Proposal	PA16/08428 Proposed construction of dwelling and garage and creation of new vehicular access (previously approved planning reference PA13/08991)
Location	Kooyong, Landlake Road Launceston Cornwall PL15 9HP
Decision	APPROVED
Town Council	SUPPORT
Application Proposal	PA16/08860 Outline application for five new dwellings with all matters reserved except for access
Location	Land North Of Chapel Park Terrace Chapel Park Launceston Cornwall PL15 7DG
Decision	APPROVED
Town Council	SUPPORT

7 Planning Protocols

To consider joining the pre application planning protocol agreement scheme

The Cornwall Planning Partnership has been working with Cornwall Council to produce a pre application planning protocol. It is a three part document containing;

- i) Pre Application Agreement – this outlines the roles of each of the parties involved in the planning process. If our parish chooses to adopt this agreement, it will define our council's role and our requirements of the applicant. It also defines the role of the planning authority in supporting the council through this process
- ii) Pre Application Protocol – the protocol explains how our council will engage in pre application and clarifies the potential danger areas which should be avoided under the Code of Conduct.
- iii) Pre Application Planning Profile – Cornwall Council will hold this register of information about our parish and share it with any potential developer seeking pre application consultation in our area.

The Planning Partnership has designed the protocol documents to help manage everyone's expectations in the pre application process.

Local Councils can feel safe that the protocol acts as a policy for pre application; it has been approved by the Monitoring Officer and councillors will remain within the principles of public life and the code of conduct if they abide by the protocol.

Applicants and Developers will need to provide financial support for public consultation and produce hard copy plans for public display. The agreement also explains the role of the parish council during pre-application.

Cornwall Council will be confident that those who have signed up to the agreement are prepared to deliver a pre application process which includes robust public consultation before any plans are submitted. It will honour its commitments to give support as outlined in the agreement and require developers to do the same.

To join the pre application agreement scheme, the Town Council must pass a resolution to adopt the three documents - (copies attached)

8 Section 106 and Community Infrastructure Levy

To consider what actions the committee wishes to agree in regards to future use of Section 106 monies and the proposed Community Infrastructure Levy and to what projects any funding should be allocated

9 Viewing of Documents at Planning Committee meetings

To consider how planning application documents are viewed at meetings and resolve if the committee wishes to move to paperless planning

10 Cornwall Minerals Safeguarding Development Plan Document (DPD) Pre-Submission Consultation

To consider a response to the Minerals Safeguarding DPD

11 Correspondence and items to note:

1. Any correspondence received prior to the meeting

Dates of the next meetings, all at 7pm

Thursday 22 December

Thursday 12 January 2017

Thursday 2 February 2017

Thursday 23 February 2017