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Launceston Town Council  
The Town Hall  
Launceston  
Cornwall PL157AR

**To all members of Planning and Development Committee**

Councillors: Margaret Young (Town Mayor), Dave Gordon (Deputy Mayor), Sam Allen, Val Bugden–Cawsey, John Harris, Brian Hogan, Jane Nancarrow, Rob Tremain, Jessica Williams,  
*cc All Councillors; Chairman, Chamber of Commerce; C&D Post*

**You are summoned to a meeting of the Planning and Economic Development Committee on Thursday 6 December 2018 at 7.00 pm in The Town Hall . The agenda is set out below.**

Christopher Drake  
Town Clerk

30 November 2018

**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 meeting held on 15 November 2018 as a correct record

**5 Current Planning Applications from Cornwall Council for comment as statutory consultee**

**Application** PA18/09748  
**Proposal** Demolition of existing store and construction of new workshops and rentable units

**Location** Sprys Of Launceston Ltd Pennygillam Industrial Estate Launceston Cornwall  
**Applicant** Mr Phil Spry Sprys of Launceston

**Application** PA18/09971  
**Proposal** Construction of 2 no. new dwellings within the rear curtilage of a former school (Grade 2 Listed); including modification of existing detached former toilet block and associated landscape works.

**Location** Land North Of 1 Horwell Villas Dutson Road Launceston Cornwall  
**Applicant** Mr DFJ and KJ - RG Routly - Griffin

<b>Application Proposal</b>	PA18/09972 Listed Building Consent: Construction of 2 no. new dwellings within the rear curtilage of a former school (Grade 2 Listed); including modification of existing detached former toilet block and associated landscape works.
<b>Location Applicant</b>	Land North Of 1 Horwell Villas Dutson Road Launceston Cornwall Mr DFJ and KJ - RG Routly - Griffin
<b>Application Proposal</b>	PA18/10148 Construction of a flow forge plant cage/compound and the installation of air conditioning/refrigeration plant thereto together with the forming of 5 no. openings in external cladding, and 1 no. opening in external wall
<b>Location Applicant</b>	5 Launceston Retail Park Scarne Industrial Estate Launceston Cornwall Mr Ken Jones Iceland Foods Ltd
<b>Application Proposal</b>	PA18/10480 Outline planning permission with some matters reserved: Erection of detached house
<b>Location Applicant</b>	Land South East Of Brandisk Park Launceston Cornwall PL15 9LF Mr And Mrs R Strout
<b>Application Proposal</b>	PA18/10586 Conversion of redundant Sunday School building to residential accommodation.
<b>Location Applicant</b>	Former Sunday School Tower Street Launceston Cornwall Mr John Riley
<b>Application Proposal</b>	PA18/10587 Listed building consent for conversion of redundant Sunday School building to residential accommodation.
<b>Location Applicant</b>	Former Sunday School Tower Street Launceston Cornwall Mr John Riley
<b>Application Proposal</b>	PA18/10824 Listed Building Consent for upgrading works to respond to HHSRS improvement and hazard schedule requirements in respect of thermal, fire and safety improvements to the interior of the building only.
<b>Location Applicant</b>	Maisonette 5 Southgate Place Madford Lane Launceston Mr Richard Stevens

## 6 Cornwall Council – Planning Decisions to note

Application	PA18/07490
Location	Eagle House Hotel Castle Street Launceston Cornwall PL15 8BA
Proposal	Demolition of the existing conservatory and erection of a replacement conservatory, together with the formation of a roof terrace with balustrading and the reversion back to Hotel Use [Class C1] from dwellinghouse use [Class C3]
Decision	APPROVED
Town Council	SUPPORT
Application	PA18/07491
Location	Eagle House Hotel Castle Street Launceston Cornwall PL15 8BA
Proposal	Listed building consent for the demolition of the existing conservatory and erection of a replacement conservatory, together with the formation of a roof terrace with balustrading
Decision	APPROVED
Town Council	SUPPORT

Application PA18/08369  
Location 20 St Thomas Hill Launceston Cornwall PL15 8BL  
Proposal Listed Building Consent for minor repairs to parts of sash window surrounds.  
Decision APPROVED  
Town Council SUPPORT

Application PA18/08644  
Location 1 Market Street Launceston PL15 8EP  
Proposal Change of use from shared commercial unit to dwelling.  
Decision APPROVED  
Town Council The Town Council objects to this application due to concerns at the loss of retail space and the proposal for residential accommodation on the ground level is not in keeping with neighbouring properties

Cornwall Council officers advised that were minded to approve this scheme as the premises is predominantly used for sports therapy and massage which is a non-retail use (D1 class) and this is the use that the town centre monitoring has recorded for the unit. It was therefore considered that the proposal would not result in the loss of a retail unit within the town centre and that the provision of a residential unit would not undermine the viability and vitality of the town centre and have a role in ensuring its vitality.

In accordance with the Protocol for Local Councils, the Town Council responded that it agreed to disagree with the decision

**Application** PA18/08855  
**Location** Land W Of 44 Dunheved Road Launceston Cornwall  
**Proposal** Erection of a pair of semi-detached dwellings.  
**Decision** REFUSED - The proposal, for 2 x 4-bed dwellings in a former rear garden area, would by reason of its bulk and height, the proximity of the built form to the site boundaries and its frontage standing forward of the established building line, result in a cramped form of development, that would harmfully fail to take account of the pleasant character of the surrounding area. Furthermore, by reason of its run of 6 first-floor rear windows in its 18m wide northern elevation, it would create harmful overlooking opportunities, a marked overshadowing effect, and an overbearing impact upon users of the garden of No.42 Dunheved Road. As such the proposed development would fail to accord with Policies 2, 12 and 21 of the Cornwall Local Plan 2016, and paragraph 127 of the National Planning Policy Framework 2018.  
**Town Council** The Town Council objects to this application for the following reasons:  
1) The development is over intensive for the area  
2) The proposed development is not in keeping with the area  
3) There is a lack of parking provision  
4) There are highways concerns due to poor visibility splays at the site

**Application** PA18/09712  
**Location** Saros Windmill Hill Launceston PL15 9AG  
**Proposal** Works to remove overhanging branches on mature Ash Tree covered by a Tree Preservation Order  
**Decision** APPROVED  
**Town Council** SUPPORT

**Application** PA18/10274  
**Location** Former Withnoe Farm Tavistock Road Launceston Cornwall PL15 9LG

<b>Proposal</b>	Non-material amendment (No. 3) for: the addition of external side steps to plots 20-31; the addition 3 x rear paths behind plots 20-31, 63-74 and 45-55 and rear path access steps between plots 66/67 and 53/54 to (PA15/10721) Proposed development of 118 dwellings with associated parking, roads, infrastructure, drainage, including open space.
<b>Decision</b>	Not acceptable as amendment - The proposed amendments introduce significant structures that would be visible from the public realm within the estate and cannot be considered inconsequential in visual terms. The introduction of rear pedestrian pathways between rear gardens introduce issues of security from a designing out crime perspective and may also conflict with the interests of third parties who would wish to make representation on such a change. The pathways also seem to be located along routes that were to be planted up to deliver ecological mitigation in accordance with the approved planting plans, thus conflicting with biodiversity interests. Accordingly it is not considered that the amendments accord with the Council's procedure on non-material minor amendments.
<b>Town Council</b>	SUPPORT
Application	PA18/10343
Location	Manaton Court Dunheved Road Launceston PL15 9DR
Proposal	Remove weakened branches from a common Beech tree.
Decision	WITHDRAWN
Town Council	NOTED
Application	PA18/09274
Location	Manaton Court Dunheved Road Launceston PL15 9DR
Proposal	Application for works to a tree subject to tree preservation order - Felling of a Beech (T4)
Decision	APPROVED
Town Council	SUPPORT
Application	PA18/09355
Location	Land South West Of 5 Western Road Launceston Cornwall PL15 7AR
Proposal	Provision of vehicular access and parking (in place of approved shop units) to serve the approved and commenced development of ten flats under 2005/02116
Decision	APPROVED
Town Council	The Town Council supports this application as parking for residents is essential
Application	PA18/09557
Location	5 Chapel Drive Launceston Cornwall PL15 7DG
Proposal	Variation of Condition 2 (approved plans) of Application No. PA17/10572 dated 18.12.17 (which was for a Variation of condition 2 (plans condition) of Application No. PA17/03195 dated 12.06.17 for the erection of 5 detached dwellings with attached garages and vehicular access - material amendment to the overall area of proposed hammerhead turning area facilities for fire services) for alterations to the stone verge
Decision	APPROVED
Town Council	SUPPORT

**7 Tavistock Road – Proposed Toucan Crossing and Various Waiting Restriction Amendments in Launceston**

Cormac Solutions Ltd, on behalf of Cornwall Council, is inviting comments on a proposal to introduce a Toucan pedestrian and cycle crossing and a section of shared use footpath/cycleway at Tavistock Road, and No Waiting At Any Time restrictions on various roads in Launceston. (copies attached )

Section 106 contributions have been secured, following recent housing developments in Stourcombe, towards the delivery of improved pedestrian and cycle connectivity. A feasibility study was carried out which highlighted potential solutions, including an option of a Toucan crossing on Tavistock Road to the new housing site.

There is also a desire for an increase in TROs (double yellow lines) in the Stourcombe area due to inconsiderate parking which it is felt is impacting on the safety of people walking and cycling.

The closing date for comments is 14 December

**8 Correspondence and items to note**

**Dates of the next meeting at 7pm**

Thursday 20 December 2018

Thursday 17 January 2019

Thursday 7 February 2019

Thursday 28 February 2019