



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 14 July 2016 at 7.00 pm in the Otho Peter suite. The agenda is set out below.

Rita Skinner
Town Clerk

8 July 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 New Bridge over the River Kensey

Potential option for a bridge over the River Kensey, Walter Wonnacott of Peter Wonnacott Planning

5 Minutes of the last meeting

To confirm and sign the minutes of the meeting held on 9 June 2016 as a correct record

6 Current Planning Applications for comment

Application	PA16/03589
Proposal	Outline planning permission with all matters reserved: Mews style dwelling
Location	Land WSW of 23 St Stephens Hill St Stephens Launceston
Applicant	Mr Jeremy Rodgers
Application	PA16/05001
Proposal	Demolish domestic garage and erect two new dwellings
Location	Land East Of 36 Broad Park St Stephens Launceston
Applicant	Mr T Nayler and Ms E Facey
Application	PA16/05347
Proposal	Erect a 4.29 metre by 3.66 metre wooden shed in the front garden of the house.
Location	5 Hendra Gardens Launceston Cornwall PL15 7NF
Applicant	Mr Graham Varcoe

Application	PA16/05552
Proposal	Single storey kitchen/dining room extension
Location	12 Woburn Road Launceston Cornwall PL15 7HL
Applicant	Mr Nick Berryman
Application	PA16/05271
Proposal	Lifting of condition 4 on decision PA14/09643 dated 04.12.2014 (New dwelling) to allow removal of the requirement for a planning obligation in respect of the provision of an affordable housing contribution. Condition Number(s): 4 Conditions(s) Removal: The condition may no longer be upheld due to changes in national Planning Practice Guidance (Paragraph 013, Reference ID 23v-013-20160519). Following the Court of Appeal order (13 May 2016) it states that 'contribution should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm'. Under this guidance, the site is exempt from making any contribution to affordable housing.
Location	Hendra House 24 Dunheved Road Launceston PL15 9JG
Applicant	Mr Chris Quinn
Application	PA16/05048
Proposal	Application for works to trees subject to a tree preservation order.
Location	Wyndley Hollies Road Launceston Cornwall PL15 8HB
Applicant	Mrs Sharon Barriball
Application	PA16/05660
Proposal	Non-material amendment for relocation of en-suite to south elevation, amendment of dormer window and porch canopy to (PA16/00391) construction of a dwelling (revised design to previously approved application PA15/04460)
Location	Land South West Of Rosehill Tavistock Road Launceston Cornwall PL15 9LE
Applicant	Mr Peter Story
Application	PA16/05661
Proposal	Erection of a replacement fire escape, stair, extension to gym and associated works.
Location	St Joseph's School St Stephens Hill St Stephens Launceston Cornwall PL15 8HN
Applicant	St Joseph's School
Application	PA16/05713
Proposal	Change of use from a tanning salon and fitness studios (Sui Generis) and part of a convenience store (Class A1) to a hot food takeaway (Class A5); installation of extraction/ventilation equipment.
Location	Greenaways Garage Newport Square Launceston PL15 8DF
Applicant	MSG Cornwall Ltd
Application	PA16/01934/PREAPP
Proposal	Pre application advice for a guest house with 3-4 en-suite letting rooms. Renovate and restore the property in keeping with the style and age of the building.
Location	Prospect House Western Road Launceston Cornwall PL15 7AS
Applicant	Mr Andrew Wrigley

Application Proposal	PA16/01952/PREAPP PPA for a Hybrid Planning Application for Mixed use development and associated infrastructure and works to include: i) full details of a retail food store (Class A1) of 4,734 sq m (gross) with a petrol filling station and kiosk of 162 sq m (gross) and car parking and pedestrian footways/walkways and associated development; ii) details in outline for up to 275 residential units (Class C3), a hotel (Class C1) of up to 60 beds/1,959 sq m (gross), pub/restaurant (Class A4) up to 650 sq m (gross); a coffee shop (A3) up to 167 sq m (gross) a fast food restaurant (Class A3/A5) up to 325 sq m (gross); together with all associated infrastructure including the provision of roads and footways, parking, vehicular access arrangements, landscaping, provision of open space, alteration of ground levels, drainage including attenuation, provision of utilities and other associated development/works. Demolition of agricultural buildings
Location Applicant	Land West Of Pennygillam Industrial Estate Slate Quarry Hill Launceston Cornwall Mr A Pegg

7 Cornwall Council – Planning Decisions to note

Application Applicant Location Proposal	PA16/02870 APPROVED Mr S Homewood 1 Shilson Terrace Windmill Hill Launceston Cornwall PL15 9AP Proposed erection of single storey 2 bedroom bungalow (previously approved PA12/11263)
Application Applicant Location Proposal	PA16/03593 REFUSED Mr And Mrs B Robbins 14 Trevallyn Road Launceston Cornwall PL15 7HN Demolish garage adjoining property, construct 2 bedroom bungalow in rear garden and extend existing vehicular access.
Application Applicant Location Proposal	PA16/03927 APPROVED Mr Nigel Rickard White Horse Inn 14 Newport Square Launceston PL15 8EL Listed Building Consent for roof repairs on west (Newport Square) elevation and south internal elevation
Application Applicant Location Proposal	PA16/04099 REFUSED Mr S Barber 4 Little Woburn Close Launceston Cornwall PL15 9JB Lifting of Condition No. 5 of Planning Application No. PA12/03502 dated 1st June 2012 for the conversion and extension of outbuilding to create annexe accommodation to allow letting as an independent unit of residential accommodation
Application Applicant Location Proposal	PA16/04649 APPROVED Mr and Mrs T Daracot 8 Duchy Close Launceston Cornwall PL15 8XL The addition of a single storey extension at ground floor level (for the use as a domestic store) with balustrade over. Revised access steps at the front of the property and the addition of a porch

8 Road Closures to note

Event: Lanson Grill Fest

Date: 23rd July 2016

Times: 10:00 to 23:00

<https://roadworks.org?tm=71586>

<https://apps.roadworks.org/downloads/tm/event-intention-notice-s16a-71586-3026766.pdf>

Location: Duke Street, Launceston

Timing: 15th August to 12th September 2016 (24 hours, weekends included)

Contact: Wales and West Utilities, tel 0800 9122 999

9 Land fronting the old A30 – Polson Road

To discuss the correspondence from Mr Hicks relating to this site

10 Schedule of meetings for the Planning Committee

To consider holding Planning Committee meetings on a 3-week cycle to tie in with response times required by Cornwall Council in order for Cornwall Council to comply with regulations

11 Correspondence and items to note:

- 1) Minutes of the meeting of the Planning Partnership 7 June 2016
- 2) Proposed Neighbourhood Planning Workshops
- 3) Cornwall Council Local Plan Consultation – post hearing amendments
- 4) Development at Withnoe – access issues
- 5) Community Led Development – meeting 9 August 10am-12 noon
- 6) NALC Legal Topic Notes
 - Appealing Planning Decisions
 - Copies of Planning Documents
 - The Status of Parish, Town and Community Councils at Planning Inquiries
 - Planning and Building Control Enforcement

Date of the next meeting

Thursday 11 August 2016 at 7.00 pm in the Otho Peter Room