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Launceston Town Council
The Town Hall
Launceston
Cornwall PL157AR

MINUTES OF THE MEETING OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE
held on Thursday 6 December 2018 at 7.00pm
The Otho Peter Suite, Launceston Town Hall

- Present** Cllrs Young (Mayor) Gordon (Deputy Mayor), Harris, Hogan, Tremain (Chairman) and Williams
In attendance: Christopher Drake (Town Clerk) , 9 x public
- 1812/12 Apologies**
Apologies for absence were received from Cllr Bugden-Cawsey, Cllr Allen and Cllr Nancarrow
- 1812/13 Declarations of Interest**
There were no declarations of interest
- 1812/14 Public Representation**
Ms R Skinner spoke in regards to planning application PA18/10586 – Former Sunday School, Tower Street and stated that whilst all other aspects of the proposals were acceptable, there was an issue with proposed air vents from the site, which were level with Ms Skinner's property.
Mr R Powell spoke in regards to planning application PA18/10586 – Former Sunday School, Tower Street and stated that he had concerns regarding the proposed venting from the site and that proposed velux windows would cause an overlooking effect to his property
Mr J Edwards spoke in regards to planning application PA18/10586 – Former Sunday School, Tower Street and stated and asked if the interior wood work at the site would be retained. **Cllr Tremain** advised that it was proposed that as much as was possible would be kept
Mr J Riley spoke in regards to planning application PA18/10586 – Former Sunday School, Tower Street and advised that alterations would be made to the venting schemes contained within the application
Mr J Hairs spoke in regards to planning application PA18/09971 – Land North of Horwell Villas, Dutson Road and said that the proposals would lead to an increase in traffic flow at the site, which was already an issue, that there would be a loss of gardens for existing properties, there was inadequate parking proposed at the site and that access to the site was a highways safety concern
Mr D Perry spoke in regards to planning application PA18/09971 – Land North of Horwell Villas, Dutson Road and stated that the proposals would lead to a loss of green open space which was of concern at a site close to a recognised Air Quality Management area
- 1812/15 Minutes of the last meetings**
The minutes of the meeting held on 15 November 2018 were signed as a correct record
- 1812/16 Current Planning Applications for comment**
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
Decision	Support
Application Proposal	PA18/09971 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
Decision	The Town Council objects to this application due to highways concerns in regards to the access to the site. The proposal will lead to a loss of green open space, which will exacerbate the issues relating to Air Quality in the surrounding area. The proposal will also compromise an existing listed site
Application Proposal	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.
Location	Land North Of 1 Horwell Villas Dutson Road Launceston Cornwall
Applicant	Mr DFJ and KJ - RG Routly – Griffin
Decision	The Town Council objects to this application due to highways concerns in regards to the access to the site. The proposal will lead to a loss of green open space, which will exacerbate the issues relating to Air Quality in the surrounding area. The proposal will also compromise an existing listed site
Application Proposal	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
Location	5 Launceston Retail Park Scarne Industrial Estate Launceston Cornwall
Applicant	Mr Ken Jones Iceland Foods Ltd
Decision	Support
Application Proposal	PA18/10480 Outline planning permission with some matters reserved: Erection of detached house
Location	Land South East Of Brandisk Park Launceston Cornwall PL15 9LF
Applicant	Mr And Mrs R Strout
Decision	Support
Application Proposal	PA18/10586 Conversion of redundant Sunday School building to residential accommodation.
Location	Former Sunday School Tower Street Launceston Cornwall
Applicant	Mr John Riley
Decision	The Town Council supports this application in principle, subject to the concerns of neighbouring residents regarding venting and overlooking issues, being resolved
Application Proposal	PA18/10587 Listed building consent for conversion of redundant Sunday School building to residential accommodation.
Location	Former Sunday School Tower Street Launceston Cornwall

Applicant Mr John Riley
Decision The Town Council supports this application in principle, subject to the concerns of neighbouring residents regarding venting and overlooking issues, being resolved

Application PA18/10824
Proposal 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.

Location Maisonette 5 Southgate Place Madford Lane Launceston
Applicant Mr Richard Stevens
Decision Support

1812/17

Planning Decisions noted

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
Proposal	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.
Decision	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.
Town Council	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

1812/18 Tavistock Road – Proposed Toucan Crossing and Various Waiting Restriction Amendments in Launceston

The committee support the proposals for yellow lines at Hurdon Way and Stourscombe. The committee further support, in principle, the proposal for a Toucan Crossing at Tavistock Road as a start to required safety improvements in this location which are needed due to the continued development of the area. The committee respectfully request that this proposal must not prejudice any further pedestrian safety installations that may also be required

1812/19 Correspondence and items to note

- 1) The letter from Mr J Edwards regarding the proposed relief road form Tavistock Road, was noted

Next Meeting

The next meeting of the committee will be held on Thursday 20 December 2018 at 7pm.

The meeting closed at 7.40pm

Signed..... Date.....