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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 11 August 2016 at 7pm
Otho Peter Room, Launceston Town Hall

- Present** Cllrs Bugden Cawsey, Creagh-Osborne, Gordon, Harris, Hogan (Town Mayor), Penhale, Tremain (Chairman) and Young (Deputy Mayor). In attendance: Rita Skinner (Town Clerk), Amy Dennis (Cornish and Devon Post), Cllr Denton.
- 1608/19 Apologies**
Apologies were received from Cllr Nancarrow.
- 1608/20 Declarations of Interest**
No declarations of Interest were received
- 1608/21 Public Representation**
No issues were raised.
- 1608/22 Minutes of the last meeting**
The minutes of the meeting held on 14 July 2016 were signed as a correct record.
- 1608/23 Current Planning Applications for comment**
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|--------------------|--|
| Application | PA16/02028/PREAPP |
| Proposal | Pre-application advice for residential development |
| Location | Land East Of The Ranch Chapel Launceston Cornwall |
| Decision | Supported in principle due to the generous plot sizes for all 4 houses. The Council maintains its general objection to back garden development. |
| Application | PA16/06109 |
| Proposal | Conversion of garage to bedroom with en-suite bathroom not in accordance with condition 2 of planning decision notice 85/0880/OOP |
| Location | 11 St Cuthbert Close St Stephens Launceston PL15 8QB |
| Decision | Supported |
| Application | PA16/06129 |
| Proposal | Demolition of existing 1960's detached bungalow and construction of four dwellings(two semi-detached dwellings on the site of the existing bungalow and two semi-detached dwellings within the large existing garden space). |
| Location | 44 Dunheved Road Launceston PL15 9JQ |
| Decision | Not Supported for a number of reasons including over-urbanisation, over-development, the height of the buildings and concerns over increased traffic, the position of the plot on a corner of the road. |

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| Application Proposal | PA16/06422 Application for Listed Building Consent for Replacement of a leaking roof light with an energy efficient conservation roof window |
| Location | Southgate Arch Southgate Street Launceston Cornwall |
| Decision | For information only. |
| Application Proposal | PA16/05048 Application for works to trees subject to a tree preservation order. |
| Location | Wyndley Hollies Road Launceston Cornwall |
| Decision | The Council supports the need for works to trees, but supports the Tree Officer in his requirement for more detail on the exact nature of the work to be undertaken. |
| Application Proposal | PA16/06676 Renovation of existing warehouse building, restoring to original 3 unit layout for use as retail units and office space including new shop fronts. |
| Location | 3-5 Madford Lane Launceston PL15 9EB |
| Decision | Supported |
| Application Proposal | PA16/06677 Listed building consent for renovation of existing warehouse building, restoring to original 3 unit layout for use as retail units and office space including new shop fronts |
| Location | 3-5 Madford Lane Launceston PL15 9EB |
| Decision | Supported |
| Enquiry Reference Proposal | PA16/06833 Non material amendment for re-position of 2no car parking spaces to demolition of outbuildings, conversion of existing redundant agricultural barns into a single dwelling together with erection of link extension, formation of new vehicular access together with repairs to park hill house (E1/2009/00530) |
| Location | Park Hill House Launceston Cornwall PL15 8HQ |
| Decision | Supported |
| Application Proposal | PA16/06276 Erection of a wooden garage |
| Location | 2 Hendra Gardens Launceston Cornwall PL15 7NF |
| Decision | Supported |
| Application Proposal | PA16/06911 Construction of extension to industrial unit |
| Location | KCS Trade Print Ltd Unit 1 Southgate Technology Park Pennygillam Way |
| Decision | Supported |
| Application Proposal | PA16/02252/PREAPP Pre-application advice for rebuild of Grade II listed boundary wall which has been demolished due to damage by vehicle impact. |
| Location | 9 Newport Square Launceston Cornwall PL15 8EL |
| Decision | Supported in principle – the wall to be rebuilt in cob |

Applications received after the agenda had been published but in need of a decision due to time constraints, circulated by email:

Application PA16/07095
Proposal 2 storey extension to existing dwelling and construction of detached single garage
Location 5 Snowdrop Crescent Kensey Park Launceston
Decision **Supported**

Application PA16/06954
Proposal Full planning for the erection of a dwelling
Location 4 Tamar Terrace Tavistock Road Launceston
Decision **Supported**

Application PA16/06955
Proposal Listed Building consent for the erection of a dwelling
Location 4 Tamar Terrace Tavistock Road Launceston
Decision **Supported**

Application PA16/02334
Proposal Listed building consent for the treatment of rising damp in the hallway. Repair rotten floorboards in dining room, fix damp proof membrane. Replace rotten loft beam, spray property for woodworm and fix failing render on external wall.
Decision **Supported**

Application PA16/07109
Proposal Installation of new refrigeration plant units, palisade fencing and tiling
Location Co-op 12-14 High Street Launceston
Decision **Supported**

1608/24

Planning Decisions Noted

It was **resolved** to note the following planning decisions:

Application PA16/04757 **APPROVED**
Applicant The Co-operative Group
Location The Co Operative Western Road Launceston PL15 7AU
Proposal Installation of new edge protection, access ladder, car park markings, barrier rail, kerb and ventilation systems to the building.

Application PA15/05521 **APPROVED**
Applicant Mr CS, JN, KS & JA Hicks
Location Land South East Of Penworth Close Launceston Cornwall
Proposal Outline application for the residential development to provide 8 dwellings with all matters reserved

Application PA16/05001 **WITHDRAWN**
Applicant Mr T Nayler and Ms E Facey
Location Land East Of 36 Broad Park St Stephens Launceston Cornwall
Proposal Demolish domestic garage and erect two new dwellings

Application PA16/03440 APPROVED
Applicant Mr & Mrs Bowman
Location The Old Granary Launceston Steam Railway St Thomas Road Launceston Cornwall
Proposal Demolition and rebuild of existing building above first floor level and change of use of former granary building to use as 2 dwellinghouses

Application PA16/03589 APPROVED
Applicant Mr Jeremy Rodgers
Location Land WSW Of 23 St Stephens Hill St Stephens Launceston Cornwall
Proposal Outline planning permission with all matters reserved: Mews style dwelling

Application PA16/05271 APPROVED
Applicant Mr Chris Quinn
Location Hendra House 24 Dunheved Road Launceston PL15 9JG
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

Application PA16/05660 WITHDRAWN
Applicant Mr Peter Story
Location Land South West Of Rosehill Tavistock Road Launceston Cornwall
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)

Application PA16/05661 APPROVED
Applicant St Joseph's School
Location St Josephs School St Stephens Hill St Stephens Launceston Cornwall
Proposal Erection of a replacement fire escape, stair, extension to gym and associated works.

Application PA16/02028/PREAPP Closed - advice given
Applicant Mr And Mrs J Waters
Location Land East Of The Ranch Chapel Launceston Cornwall
Proposal Pre-application advice for residential development

The committee asked that the decision of the Town Council should be added to the agenda item Planning Decisions Taken.

1608/25

Housing Equality Objectives Consultation

It was **agreed** that Cllrs Harris, Hogan, Gordon and Young would meet at 10am on 12 August to complete the consultation response. This would then be circulated to the committee for further comment before the deadline of 17 August.

1608/26

Assets of Community Value

The committee considered the list of Assets of Community Values and their current status. It was noted that a green area at Carboth Lane had been accepted but a recent development appeared to have incorporated it. The committee asked for Cyprus Well, the building on the corner of High Street and the town square, and the Roundhouse to be included. The outstanding applications would be progressed.

Concern was expressed about the state of The Bakers Arms in Southgate Street. Cllr Denton said he would research the current situation re the pub, and said that Cornwall Cllrs Farrington and Massey were compiling a list of properties in disrepair in order to prompt enforcement action.

1608/27 Planning Training for Councillors

Planning training had been arranged with Andrew Towleron, National Planning Advisor for the SLCC, for Thursday 6 October, 6pm-9pm. The committee thanked the Town Clerk for arranging it. The cost was £150 plus VAT, plus a contribution towards travel expenses.

It was **agreed** to invite a representative from each of the parishes within the Community Network to attend at no charge.

1608/28 Launceston Neighbourhood Plan

It was **agreed** to leave the decision on a Neighbourhood Plan until after the elections in May 2017.

1608/29 Licensing Act 2003

Cllr Denton said that there was a proposal to add a fifth objective, not to serve anyone known to be an alcoholic, he felt the existing four objectives were sufficient. Cllr Denton would write a response to the consultation for circulation to the committee prior to the deadline of 30 August.

1608/30 Correspondence and items to note

It was **agreed** to note the following items:

1. LGA overview Housing and Planning Act 2016
2. Cllrs Creagh-Osborne, Gordon and Tremain would represent the Council at meetings arranged by Cornwall Council to discuss the Kensey Valley proposals for the draft Site Allocations Development Plan document on 14 and 22 September.

Next Meeting

The next meeting of the committee will be held on Thursday 8 September 2016 at 7pm.

The meeting closed at 8.15pm.

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