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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 14 July 2016 at 7pm
Otho Peter Room, Launceston Town Hall

Present Cllrs Bugden Cawsey, Gordon, Harris, Hogan (Town Mayor), Nancarrow, Penhale, Tremain (Chairman) and Young (Deputy Mayor). In attendance: Rita Skinner (Town Clerk), Amy Dennis (Cornish and Devon Post), one member of the public.

1607/22 Apologies
Apologies were received from Cllr Creagh-Osborne.

1607/23 Declarations of Interest
No declarations of Interest were received

1607/24 Minutes of the last meeting
The minutes of the meeting held on 9 June 2016 were signed as a correct record.

1607/25 New bridge over the River Kensey
Mr Wonnacott did not attend the meeting. His client would be taking pre-app advice from Cornwall Council and Mr Wonnacott would attend a future meeting of the committee.

1607/26 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
Decision **Not Supported** - poor access onto St Stephen's Hill, loss of parking, loss of a mature tree and objection to back garden development.

Application PA16/05001
Proposal Demolish domestic garage and erect two new dwellings
Location Land East Of 36 Broad Park St Stephens Launceston
Decision **Not Supported** - a small plot unsuitable for development, parking issues.

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
Decision **Supported** – but concerns over the size of the shed

Application PA16/05552
Proposal Single storey kitchen/dining room extension
Location 12 Woburn Road Launceston Cornwall PL15 7HL
Decision **Supported**

Application Proposal	PA16/05271 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, due to changes in National Planning Practice Guidance.
Location Decision	Hendra House 24 Dunheved Road Launceston PL15 9JG Accepted
Application Proposal	PA16/05048 Application for works to trees subject to a tree preservation order.
Location Decision	Wyndley Hollies Road Launceston Cornwall PL15 8HB Not Supported in its present form. Support the position of the Tree Officer in seeking clarification as to the exact nature of the proposed works.
Application Proposal	PA16/05660 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 Decision	Land South West Of Rosehill Tavistock Road Launceston Cornwall PL15 9LE Supported
Application Proposal	PA16/05661 Erection of a replacement fire escape, stair, extension to gym and associated works.
Location Decision	St Joseph's School St Stephens Hill St Stephens Launceston Cornwall PL15 8HN Supported
Application Proposal	PA16/05713 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 Decision	Greenaways Garage Newport Square Launceston PL15 8DF Supported – the conditions specified by Mr Drew to be enforced.
Application Proposal	PA16/01934/PREAPP 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 Decision	Prospect House Western Road Launceston Cornwall PL15 7AS Supported in principle
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 Land West Of Pennygillam Industrial Estate Slate Quarry Hill Launceston Cornwall
Decision **Noted**

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

Application PA16/06383
Proposal Cutting sycamore tree to ground level because of excessive shading, encroaching on neighbours garden and low amenity value
Location 14 St Thomas Road Launceston PL15 8BX
Decision **Supported**

Application PA16/06072
Proposal Lifting condition 5 of PA12/03502 for the conversion and extension of outbuilding to create annexe accommodation, to allow letting as an independent unit of residential accommodation. (Resubmission of PA16/04099)
Location 4 Little Woburn Close Launceston PL15 9JB
Decision **Not Supported** – the annexe is not suitable as an independent unit of residential accommodation

1607/27

Planning Decisions Noted

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

Application PA16/02870 APPROVED
Location 1 Shilson Terrace Windmill Hill Launceston Cornwall PL15 9AP
Proposal Proposed erection of single storey 2 bedroom bungalow (previously approved PA12/11263)

Application PA16/03593 REFUSED
Location 14 Trevallyn Road Launceston Cornwall PL15 7HN
Proposal Demolish garage adjoining property, construct 2 bedroom bungalow in rear garden and extend existing vehicular access.

Application PA16/03927 APPROVED
Location White Horse Inn 14 Newport Square Launceston PL15 8EL
Proposal Listed Building Consent for roof repairs on west (Newport Square) elevation and south internal elevation

Application PA16/04099 REFUSED
Location 4 Little Woburn Close Launceston Cornwall PL15 9JB
Proposal 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

