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Launceston Town Council  
The Town Hall  
Launceston  
Cornwall PL157AR

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

Councillors: Dave Gordon (Town Mayor), Leighton Penhale (Deputy Mayor), Nicola Gilbert, John Harris, Joan Heaton, Brian Hogan, Jane Nancarrow, Ian Nolan and Rob Tremain  
*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 5 November 2020 at 7.00 pm.**

In accordance with the provisions of The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020, this meeting will be held remotely using the Zoom platform. A meeting ID and password will be emailed to all councillors

Press and Public are invited to watch the meeting online via our Facebook page at;  
<https://www.facebook.com/LauncestonTownCouncil>

Members of the public who wish to address the Committee during the Public Representation Session are requested to email the Clerk by 5pm Wednesday 4 November 2020 and a meeting password will be sent to you on the day of the meeting

The agenda is set out below.

A handwritten signature in black ink, appearing to read 'C. W. Drake'.

Christopher Drake  
Town Clerk

30 October 2020

**AGENDA**

**\*To receive a presentation from Mr Daniel Brewer - Chief Executive Officer, Resonance \***

- 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 request for a dispensation has been agreed.
- 3 Public Representation Session**  
An opportunity for local residents to make representations to the Committee 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 October 2020 as a correct record
- 5 Current Planning Applications from Cornwall Council for comment as statutory consultee**

Application	PA20/07372
Proposal	Window to the rear of the property being removed and wall below cut out to form door opening
Location	2 Dorr Close Western Road Launceston PL15 7BJ
Applicant	Mr Richard Goodman
Application	PA20/08144
Proposal	Erection of two detached dwellings on the site of the Old Quarry
Location	Old Quarry South East Of 5 Ridgeway Hill Launceston PL15 8BT
Applicant	Mr Dax Ali Dax Property Management
Application	PA20/08293
Proposal	Change of use from an assisted living home to a residential dwelling.
Location	Penlea 13 Dunheved Road Launceston PL15 9JE
Applicant	Kevin Metcalfe
Application	PA20/08573
Proposal	Part two storey and part first floor side extension with the inclusion of a Juliet balcony on the south elevation
Location	4 Cherry Way Launceston PL15 9GR
Applicant	Mr And Mrs Jackson
Application	PA20/09156
Proposal	To crown lift Beech Tree (T7) over the highway to a height of approx. 5.2m and 2.5m over footway
Location	The Rectory Dunheved Road Launceston Cornwall
Applicant	Jon Mackeen

## 6 Planning Decisions to Note

Application	PA20/00423
Location	Land East Of 58 St Thomas Road Launceston Cornwall PL15 8DB
Proposal	Permission in Principle for residential development of up to 9 new dwellings.
Decision	Granted
Town Council	The Town Council objects to this application as it is over intensive development within an area identified as an AQMA. It is not in keeping with the proposed natural habitat proposals for the site and there are concerns regarding the site being on a flood plain. In addition there are highways concerns regarding the access and egress via Dutson Road

In accordance with the Protocol for Local Councils, Cornwall officers advised that the nature of a permission in principle application is such that the local authority can only look at the first stage in basic terms; i.e whether the location, land use and amount of housing is in accordance with the development plan.

In this case, the site includes some brownfield land and buildings to the north west and also the sloping green finger alongside the north of the river Kensey. The broad location within the context of Launceston is identified within the allocations development plan document as being a potential windfall housing site; it has been shown to be possible to develop outside the flood zones and the scale of 9 units could be comfortably accommodated.

The scheme would accord with local plan policy 3 in terms of principle. Any impacts on the character and appearance of the Conservation Area, flood risk, access, design would need to be addressed at any subsequent stage 2 technical details application; and given that the environment

agency no longer object in principle, this stage 1 PIP is considered to comply with the local plan and is recommended for approval.

Officers re-iterated that permission for housing is not a given, even if permission in principle is accepted.

In response, the Town Council agreed to disagree with the recommendation

Application	PA20/05337
Location	2 Southgate Technology Park Quarry Crescent Pennygillam Industrial Estate Launceston PL15 7ED
Proposal	Change of use for the mezzanine floor to be a bar area for alcohol on and off sales. Remainder of the unit to continue B2 industrial usage. Parish : Launceston
Decision	APPROVED
Town Council	SUPPORT

Application	PA20/05400
Location	St Leonards Equitation Centre St Stephens Launceston Cornwall PL15 9QR
Proposal	Proposed Menage incorporating space for 2 Full sized 60m x 20m Menage Areas with a full size practice area in between.
Decision	APPROVED
Town Council	SUPPORT

Application	PA20/06830
Location	55 Broad Park Launceston Cornwall PL15 8DT
Proposal	Remove windows, door and polycarbonate roof to existing conservatory. Build up walling with openings for proposed sitting room with flat roof, balcony over.
Decision	APPROVED
Town Council	The works proposed under PA20/06830 have already been completed and we have been advised that the balcony is being used.

The Town Council request that the applicant be informed that the works should not have been started before permission was granted and respectfully request that the planning officer look into this matter.

The Town Council do not support this application.

## **7 Correspondence and items to note**

Dates of the next meeting at 7pm  
Thursday 26 November 2020  
Thursday 17 December 2020  
Thursday 14 January 2021  
Thursday 4 February 2021