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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 26 November 2020 at 7.00pm
via the Zoom platform

Present Cllrs, Gordon (Town Mayor), Penhale (Deputy Mayor), Gilbert, Harris, Heaton, Hogan, Nancarrow, Nolan, Young and Tremain (Chairman)
In attendance: Cllr Young
Christopher Drake (Town Clerk)
5 x Members of public

2011/46 Apologies for absence
There were no apologies for absence

2011/47 Declarations of Interest
Cllr Nolan declared an interest in planning application PA20/09874 – Land SE of Launceston Golf Club and left the meeting and took no part on the discussion or voting on this item

2011/48 Public Representation
Public representative 1 – Spoke in favour of planning application PA20/09874 – Land SE of Launceston Golf Club and stated that the application was being made to provide an income stream to the golf club and advised that replacement parking spaces would be allocated so no loss of parking would occur and that additional trees were being planted to replace those that were proposed for removal.

Public representative 2 - Spoke in favour of planning application PA20/09874 – Land SE of Launceston Golf Club and re-iterated the points of the previous speaker

Public representative 3 – Spoke against planning application PA20/09874 – Land SE of Launceston Golf Club and raised concerns that this may be the precursor to future development at the site and stated that development of the clubhouse would be a more suitable and sustained approach for the club to increase income, and also stated that the proposals were not in keeping

Public representative 4 - Spoke against planning application PA20/09874 – Land SE of Launceston Golf Club and stated that the Conservation Area appraisal states that the site is important, that the trees to be removed are not small as stated on the application and were important to the village, that the bat population and local bio-diversity would be affected by the proposals, there would be a loss of parking and no additional parking spaces were included on the application, that the application did not cover the proposals reflecting the character of the neighbourhood and that the proposals were contrary to local and national plans

Public representative 5 - Spoke in favour of planning application PA20/09874 – Land SE of Launceston Golf Club and stated that the application was not contrary to the Local Plan and that the application should be considered on its merits. The designs proposed utilised traditional

concepts and were made in an attempt to be inclusive of the Conservation Area appraisal. There would be no loss of parking as additional parking spaces would be allocated, the grass verges to the front of the site would be retained as would the existing visibility splays

2011/49

Minutes of the last meetings

The minutes of the meeting held on 5 November 2020 were signed as a correct record

2011/50

Current Planning Applications for comment

Application	PA20/09874
Proposal	Construction of three dwellings with carports
Location	Land SE Of Launceston Golf Club North Street St Stephens Launceston
Applicant	Launceston Golf Club
Decision	The Town Council objects to this application for the following reasons: • Highways concerns due to the visibility splay restrictions • The proposal is not in keeping with the surrounding area • The proposal should not be permitted within a recognised conservation area • The site currently requires access for delivery vehicles and this is not conducive to a proposed residential development • Development in the northern part of the town is not encouraged due to air quality management concerns • There is not a demand for executive style housing

Cllr Nolan left the meeting and took no part on the discussion or voting on the above application

Application	PA20/08816
Proposal	Proposed Conservatory
Location	Flat A 18 Tredydan Road Launceston Cornwall
Applicant	Mr Steve Deaton DEATON AND RAWCLIFFE INSTALLATIONS
Decision	The Town Council supports this application, but has been made aware that the site could be affected by a mains sewer and would request that this matter is investigated as part of the application process

Application	PA20/09949
Proposal	Raise crown 3m and trim rest of tree back by 2m (T9 Common Beech Tree) covered by a Tree Preservation Order
Location	Manaton Court, Flat 1 Dunheved Road Launceston PL15 9DR
Applicant	Mrs Julie Palmer
Decision	The Town Council objects to this proposal as the works listed are too severe and this level of cutting is not required

Application	PA20/09788
Proposal	Change of use from commercial office to residential dwelling.
Location 3	5 Westgate Street Launceston PL15 7AD
Applicant	Mr And Mrs John And Melaney Whybrow
Decision	Support

Application	PA20/09789
Proposal	Listed Building Consent for the Change of use from commercial office to residential dwelling.
Location	35 Westgate Street Launceston PL15 7AD

Applicant Mr And Mrs John And Melaney Whybrow
Decision Support

2011/51

Planning Decision to Note

Application PA20/07126
Location Land North West Of 1 Polson View Race Hill Launceston PL15 9BQ
Proposal Construction of a detached two-storey dwelling with parking space
Decision APPROVED
Town Council SUPPORT

Application PA20/07372
Location 2 Dowr Close Western Road Launceston PL15 7BJ
Proposal Window to the rear of the property being removed and wall below
Decision APPROVED
Town Council SUPPORT

Application PA20/08156
Location 3 Lower Boswyn Windmill Hill Launceston Cornwall PL15 9DS
Proposal Application for planning permission to change the use of garage and store floor area into a hobbies room.
Decision APPROVED
Town Council SUPPORT

Application PA20/08293 APPROVED
Location Penlea 13 Dunheved Road Launceston PL15 9JE
Proposal Change of use from an assisted living home to a residential dwelling.
Decision APPROVED
Town Council SUPPORT

Application PA20/08573 APPROVED
Location 4 Cherry Way Launceston PL15 9GR
Proposal Part two storey and part first floor side extension with the inclusion of a Juliet balcony on the south elevation
Decision APPROVED
Town Council SUPPORT

2011/52

Correspondence and items to note

- 1) Cllr Heaton asked about the decision status of planning application PA20/03878 - Kooyong, Landlake Road. The Clerk advised he would update the committee accordingly
- 2) Cllr Tremain stated that there were still ongoing issues in regards to planning development at Windmill Lane
- 3) Cllr Gilbert advised of highways congestion issues in regards to the development at Penworth Close

Next Meeting

The next meeting of the committee will be held on Thursday 17 December 2020 at 7pm.

The meeting closed at 8.09pm

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