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Launceston Town Council  
The Town Hall  
Launceston  
Cornwall PL157AR

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

Councillors: Cllr Penhale (Mayor), Bailey (Deputy Mayor), Gilbert, Green, Gordon, Harris, Heaton, Nancarrow and Tremain (Chairman)  
*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 17 June 2021 at 7.00 pm to be held in the Main Hall**

**Please note that due to current Coronavirus safety restrictions, the maximum capacity of the premises will allow for a total of 20 members of the press and public**

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

Christopher Drake  
Town Clerk

11 June 2021

**AGENDA**

**This meeting has been advertised as a public meeting and as such could be filmed or recorded by broadcasters, the media or members of the public. Please be aware that whilst every effort is taken to ensure that members of the public are not filmed, we cannot guarantee this, especially if speaking or taking an active role in the meeting.**

**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 20 May 2021 as a correct record

**5 Current Planning Applications from Cornwall Council for comment as statutory consultee**

Application	PA21/04568
Proposal	Works to provide a stand-alone office.
Location	Tangles 8 - 10 Southgate Street Launceston Cornwall
Applicant	Hicks JSK Property Ltd

Application	PA21/04569
Proposal	First floor flat roof extension and loft conversion with dormer extension
Location	43 Woburn Road Launceston PL15 7HJ
Application	PA21/05982
Proposal	Works to trees in a Conservation Area, namely prune Oak tree (T1) branches by up to 2.5m - 3m to prevent further limb loss/branch failure.
Location	Towns Mills Cottage 6 Town Mills Launceston Cornwall PL15 8HU
Application	PA21/06052
Proposal	Works to trees in a Conservation Area, namely remove one leader of twin stemmed Goat Willow and fell Walnut tree
Location	18 Exeter Street Launceston Cornwall PL15 9EQ

## 6 Planning Decisions to Note

Application	PA21/01704
Location	Old Quarry SE Of 5 Ridgemoor Hill Launceston PL15 8BT
Proposal	Erection of two detached dwellings on the site of the Old Quarry with variation of conditions 2, 3, 4, 5, 6 and 7 of decision PA20/08144 dated 09/12/2020
Decision	APPROVED
Town Council	Support
Application	PA20/11486 REFUSED
Location	Land East Of Dutson Road Launceston
Proposal	Outline planning application with all matters reserved except access comprising up to 105 units for retirement living and up to 40 Dwellings (both Class C3 Use) including a proportion of affordable housing, a 64-bed Care Home (Class C2 Use) and up to 1,275sqm Administration and Communal Facilities Building, a Commercial Unit of up to 300sqm (Class E Use) with associated drainage infrastructure and open space.
Decision	<p>REFUSED – 1) The application site is not of an appropriate scale and is not allocated for strategic growth as set out in the St Stephens by Launceston Neighbourhood Development Plan, Policy 3 of the Cornwall Local Plan Strategic Policies 2010-2030 (CLP) or the adopted Site Allocations Development Plan Document. Although the proposal offers social and economic benefits through housing delivery including affordable units in this edge of town location (which are positive material considerations supported within the NPPF) these do not outweigh or justify a departure from the spatial strategy pursued by the Development Plan. The proposal is therefore not considered to constitute sustainable development as defined by the Development Plan as it conflicts specifically with Policies 1, 2, 3, 7, 9, 23 and 27 of the Cornwall Local Plan Strategic Policies 2010-2030, adopted November 2016.</p> <p>2) In the absence of a mechanism to secure it, the proposal fails to provide affordable housing; public open space contributions; off-site financial contributions to deliver improvements to mitigate pressures on education; managed and maintained biodiversity net gains, or air quality contributions. The proposal is therefore considered to be contrary to policies 8, 12, 13, 16, 23, 27 and 28 of the Cornwall Local Plan Strategic Policies 2010-2030 adopted November 2016.</p> <p>3) Insufficient information has been provided in relation to the level of activity and presence of reptiles across the whole site (during the reptiles season when the cattle are not present) to establish whether a favourable conservation status of</p>

European Protected Species can be maintained; contrary to Policy 23 of the Cornwall Local Plan Strategic Policies 2010-2030, adopted November 2016.

4) Insufficient information has been provided to demonstrate a safe and suitable access can be achieved with particular reference to traffic movements on Newport Square; and a safe and suitable access is not demonstrated at the northern Dutson road site entrance; contrary to Policy 27 of the Cornwall Local Plan Strategic Policies 2010-2030, adopted November 2016 and paragraph 12.49 of the adopted Cornwall Site Allocations Development Plan Document, adopted November 2019

Town Council The Town Council objects to this application for the following reason;  
The future development needs of the town have already be met  
This side of the town has been identified as being unsuitable for development  
There are access and egress constraints to the proposed site which will cause highways issues  
A development of this nature in this part of the town will have a direct and negative impact on traffic generation in an identified AQMA  
There is no adequate pedestrian access  
The Site Allocation DPD recognises the poor transport network in the area  
There will be a large loss of visual amenity as building at this site will be visible from the town  
The neighbouring St Stephens by Rural Parish Council do not support the proposals and it is contrary to their Neighbourhood Plan  
A large number of local residents have expressed concern at the proposal and the Town Council resolved to include their objections as part of its submission

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

Dates of the next meeting at 7pm  
Wednesday 30 June 2021  
Thursday 29 July 2021  
Thursday 19 August 2021  
Thursday 9 September 2021