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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 29 July 2021 at 7.00 pm to be held in the Main Hall

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

Christopher Drake
Town Clerk

23 July 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 30 June 2021 as a correct record

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

Application	PA21/05965
Proposal	Listed Building consent for the removal of an existing rear chimney which is NOT part of the original building. Partial rebuilding of 2no. existing original chimney's as they are in poor condition.
Location	11 Western Road Launceston PL15 7AS
Application	PA21/06085
Proposal	Proposed new internal traffic office, reception, canteen and toilet block together

	with new external windows, personnel doors and brick / concrete disabled access ramp.
Location	Unit 4 Quarry Crescent Pennygillam Industrial Estate Launceston
Applicant	FedEx UK Ltd

6 Planning Decisions to Note

Application	PA21/04568
Location	Tangles 8 - 10 Southgate Street Launceston Cornwall PL15 9DP
Proposal	Works to provide a stand-alone office.
Decision	APPROVED
Town Council	Support

Application	PA20/10722
Location	Land SE Of 5 Ridgeway Hill Ridgeway Hill Launceston Cornwall
Proposal	Outline planning application with all matters reserved for up to 100 residential dwellings (C3), a care home (C2 or C3) of up to 120 beds and a 10 unit apartment block for adults with learning disabilities (C2), and associated works.
Decision	REFUSED - 1 The outline application represents a cramped overdevelopment of the site; and does not include sufficient land and detail including a comprehensive masterplan and concept plan to safeguard the delivery of the required estate road, pedestrian and cycle links between Kensey Valley Meadow and Newport Industrial Estate to create a safe and suitable access; to deliver open space requirements; to protect and enhance onsite biodiversity and the woodland priority habitat at the western edge of the allocation; and to ensure slope stability and ground water levels are acceptable, contrary to Policy LAU-H3 of the Cornwall site allocations development plan document, adopted November 2019; and Policies 1,2,3,16,23,26 and 27 of the Cornwall Local Plan Strategic Policies 2010-2030 adopted November 2016.

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, and transport 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, adopted November 2016.

3 Insufficient information has been provided in relation to the level of activity and presence of dormice across the site to establish whether a favourable conservation status of European Protected Species can be maintained; contrary to Policy 23 of the Cornwall Local Plan Strategic Policies 2010-2030, adopted November 2016

Town Council	<p>Whilst the Town Council supports the principle of a care home, it does not support the application as a whole and objects to the application due to the following;</p> <p>The application does not provide an access link to Newport. This has been a strategic aim of the Town Council since the building of the original Kensey development. The lack of this provision means that vehicle access and egress from the proposed site will lead to significant traffic generation at Prouts Corner, as well as seeing an increase in vehicle movements through the town, which is a recognized AQMA</p> <p>The proposal will allow a further development in the town with poor connectivity</p> <p>There is no play or proper open space provision</p> <p>Access for waste vehicles is not accommodated</p>
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The application is not compliant with required fire service provisions
There is inadequate infrastructure provision

Application	PA21/02950
Location	14 Robin Drive Launceston PL15 9JY
Proposal	Replacement of existing single space tarmac parking space to create double tarmac space parking to include widening of access. Extension of the ACO drain fronting the existing garage.
Decision	APPROVED
Town Council	Support
Application	PA21/06052
Location	18 Exeter Street Launceston Cornwall PL15 9EQ
Proposal	Works to trees in a Conservation Area, namely remove one leader of twin stemmed Goat Willow and fell Walnut tree
Decision	Decided not to make a TPO
Town Council	The Town Council supports this application and requests that the walnut tree be replaced with a suitable native tree in a suitable location for growth. It was noted that pictures/photographs greatly enable the Council to consider applications of this nature

7 Correspondence and items to note

Dates of the next meeting at 7pm
Thursday 19 August 2021
Thursday 9 September 2021
Thursday 30 September 2021