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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 29 July 2021 at 7.00pm**  
**The Main Hall, Launceston Town Hall**

**Present** Cllrs, Penhale (Mayor), Bailey (Deputy Mayor), Gilbert, Green, Gordon, Harris, Heaton, Nancarrow and Tremain (Chairman)  
In attendance: Christopher Drake (Town Clerk)  
Cllr Soanes

**2107/41 Apologies**  
There were no apologies for absence

**2107/42 Declarations of Interest**  
Cllr Harris declared an interest in planning application PA21/05965 – 11 Western Road and left the meeting and took no part in the discussion or voting on this item

**2107/43 Public Representation**  
There were no representations

**2107/44 Minutes of the last meetings**  
The minutes of the meeting held on 30 June 2021 were signed as a correct record

**2107/45 Current Planning Applications for comment**

|             |                                                                                                                                                                                                       |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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                                                                                                                                                                   |
| Decision    | Support                                                                                                                                                                                               |
| 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                                                                                                                                                                                          |
| Decision    | Support                                                                                                                                                                                               |

**2107/46 Planning Decisions to note**  
It was **resolved** to note the planning decisions

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| 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 Ridgewood Hill Ridgewood 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     | <p>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.</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, 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.</p> <p>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</p> |
| 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> <p>The application is not compliant with required fire service provisions</p> <p>There is inadequate infrastructure provision</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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| 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                                                                                                                        |

  

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| 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 |

**2107/47**

**Correspondence and items to note**

Cllr Bailey raised concerns regarding parking near to the entrance to the Pennygillam industrial estate and the highways issues this caused in regards to access and egress from the site, congestion and pedestrian safety. It was agreed to report the matter to Cornwall Highways

**Next Meeting**

The next meeting of the committee will be held on Thursday 19 August 2021 at 7pm.

The meeting closed at 7.07pm

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