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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 3 February 2022 at 7.00 pm to be held in The Otho Peter Suites

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

Christopher Drake
Town Clerk

28 January 2022

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 2 December 2022 as a correct record

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

Application PA21/06607

Proposal Replacement escape stair and replacement terrace

Location Launceston Golf Club North Street St Stephens

Application PA21/11103

Proposal Ground Floor and First Floor extension to the rear of property and internal remodelling.

Location Riverford House St Stephens Hill St Stephens Launceston

Application PA21/11439

Proposal Listed Building Consent for removal of eastern hip end chimney.

Location 1 Exeter Street Launceston PL15 9EQ

Application	PA21/12207
Proposal	Non material amendment in relation to decision notice PA20/03640 dated 21.05.2020 for omission of entrance canopy, relocation of patio door to bay window position, installation of window into original bay window position.
Location	23 Duke Street St Stephens Launceston Cornwall PL15 8HD
Applicant	S.C.Cox Building Contractors Ltd
Application	PA21/12252
Proposal	Reserved Matters application for Appearance. Landscaping. Scale. Details following outline consent PA18/02377 dated 28.12.18 (plots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11)
Location	Cross Lanes Farm Cross Lanes St Stephens Launceston
Application	PA21/12479
Proposal	Advertisement consent for a folded ACM with digital print to face on external elevation.
Location	2-4 Church Street Launceston PL15 8AP
Applicant	Seetec Pluss Ltd
Application	PA21/12642
Proposal	First floor extension and internal alterations and decorations.
Location	6 Dunheved Fields Launceston PL15 7HS
Applicant	Ovolo Interiors Ltd
Application	PA22/00347
Proposal	Proposed Two storey extension providing enlarged kitchen/workshop on the ground floor with bedroom and en suite above.
Location	12 St Johns Road Launceston PL15 7DB
Application	PA22/00383
Proposal	Works to trees in a conservation area (CA), works include T1 Magnolia and T2 Yew Tree
Location	30 St Stephens Hill St Stephens Launceston PL15 8HN
Application	PA22/00638
Proposal	Listed Building Consent for a new internal layout
Location	The Coach House St Stephens Launceston Cornwall

6 Planning decision to note

Further to the Town Councils objection to planning application PA21/12403 – Fielden, Underhayes Lane, to create an annex for family and friends and for occasional holiday use. Cornwall Council planning officers advised that proposal relates to a conversion of the existing garage. The garage will not be extended or enlarged to accommodate the proposal put forward.

The use will primarily be as an annexe for family members and non paying guests ie: the applicants mother would occupy the annexe for future care, it could also be utilised by family members of the occupants of the dwelling. The proposal as an annexe complies fully with the annexe guidance in that it is attached to the dwelling, subservient to the host dwelling, it will share all facilities of parking and amenity areas, it will also be tied to the dwelling so as not to be used as a separate unit and retained as one single planning unit with a condition.

The holiday accommodation will not be afforded a full holiday use. A condition would be imposed for occasional holiday use with persons using the unit restricted in timeframe.

The site is within a sustainable location so would comply with policies for holiday use

The condition imposed on any decision would read as follows:

The development hereby permitted shall only be occupied:

i) By members of the family or non-paying guests of the occupiers of the dwelling known as "Fielden, Underhayes Lane, St Stephens, Launceston" and shall not be used at any time as a separate residential unit of accommodation; or

ii) as a holiday letting unit which shall be used for occasional holiday accommodation ancillary to the host dwelling known as "Fielden, Underhayes Lane, St Stephens, Launceston" and for no other purpose, including any purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 2020 (or any order that amends or revokes and/or re-enacts that order). As a holiday let, the unit shall not be occupied by any one person for more than 28 days in any calendar year. The dwelling known as "Fielden" and the letting unit shall be maintained as a single planning unit. The owner shall keep an up-to-date written register of the details of all occupiers of the letting unit, including their names and main home addresses, and shall make it available for inspection by the Local Planning Authority at all reasonable times.

Reason: The Local Planning Authority consider that the proposed annexe/ holiday let would be inappropriate for occupation independent of the main dwelling by virtue of the physical relationship between the annexe and the main house which would create inadequate levels of residential amenity for the occupiers of both in accordance with Policy 12 of the Cornwall Local Plan.

The Committee Chair and Vice Chair both accepted this definition and proposed to support the application

7 Dutson Road Highways Concerns

To consider the matter of on road parking and congestion issues at Dutson Road

8 Correspondence and items to note

Dates of the next meeting at 7pm

Thursday 24 February 2022

Thursday 17 March 2022

Thursday 7 April 2022

Thursday 28 April 2022