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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 Tuesday 26 April 2022 at 6.00pm
The Guildhall, Launceston Town Hall

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

2204/14 Apologies
Apologies for absence were received from Cllrs Green and Harris

2204/15 Declarations of Interest
Cllr Bailey declared an interest in planning application PA22/02562 – Oakdene, 19 Snowdrop Crescent, Launceston, Cornwall and took no part in the debate or voting on this item

2204/16 Public Representation
There were no representations made

2204/17 Minutes of the last meetings
The minutes of the meeting held on 7 April 2022 were signed as a correct record

2204/18 Current Planning Applications for comment

Application PA21/11439
Proposal Listed Building Consent for rebuilding of eastern hip end chimney to lower height.
Location 1 Exeter Street Launceston PL15 9EQ
Decision Support

Application PA21/12709
Proposal Removal of existing tennis court to create new access road and parking spaces
Location St Joseph's School 15 St Stephens Hill St Stephens Launceston
Decision Support

Application PA22/02562
Proposal Works to trees subject to a tree preservation order: removal of boughs from a large oak.
Location Oakdene 19 Snowdrop Crescent Launceston Cornwall
Decision The Town Council objects to this application as there is no tree officer report detailing the types of work required or highlighting the need for the works

Cllr Bailey left the meeting during the discussion of the above item

Application PA22/02618
Proposal Conversion of the existing dilapidated building into a two-bedroom house.
Location 5 Madford Lane Launceston Cornwall PL15 9EB
Decision Support

Application	PA22/02741
Proposal	Change of use from a piano and music shop to a church based charity for worship service on Sundays together with community and church based activities for children, teenagers and adults at various times and days during the week
Location	Southern Court Newport Industrial Estate Launceston Cornwall
Decision	The Town Council does not support this application as details of the operating hours are required as well as on how the proposal will achieve employment opportunities
Application	PA22/02992
Proposal	Proposed extension and alteration of an existing storage building
Location	Cornwall Carpets and Flooring Quarry Crescent Pennygillam Industrial Estate Launceston
Decision	Support
Application	PA22/03098
Proposal	Works to trees subject to a Tree Preservation Order (TPO), works include T1 Oak, to deadwood whole tree as over neighbouring property and public road, also remove lowest limb over neighbouring property's drive and to reduce by 2 metres away from property
Location	12 Meadowside Launceston Cornwall PL15 7DJ
Decision	Support
Application	PA22/03497
Proposal	Construction of conservatory to East elevation
Location	49 Broad Park Launceston Cornwall PL15 8DT
Decision	Support

2204/19

Planning Decisions to Note

It was **resolved** to note the applications

Application	PA21/12511
Location	31 St Stephens Hill St Stephens Launceston PL15 BHP
Proposal	Demolition of a lean-to to be replaced with a new orangery, a kitchen extension, a larger replacement dormer window similar to previous design, relocation of the front door, a first floor extension, the removal of a lean-to garage and outbuilding, as well as other alterations and landscaping work.
Decision	APPROVED
Town Council	Support
Application	PA21/11103
Location	Riverford House St Stephens Hill St Stephens Launceston Cornwall
Proposal	Ground Floor and First Floor extension to the rear of property and internal re-modelling.
Decision	REFUSED - The proposed scheme by reason of its siting, mass and height of the proposed extension would have an overbearing/dominant effect and give rise to overshadowing and loss of light to the amenity and habitable rooms to the neighbouring dwelling 3 St Stephens Hill, impacting on the occupants' enjoyment of their property and amenity areas. The scheme would conflict with Policy 12 of the Cornwall Local Plan Strategic Policies 2010-2030, and paragraph 130 of the National Planning Policy Framework 2021, which seek, amongst other matters, to ensure new development does not adversely affect the amenity of neighbouring properties.
Town Council	Support

Application	PA22/01069
Location	Firebrand Brewing Ltd Unit 2 Southgate Technology Park Quarry Crescent Pennygillam Industrial Estate
Proposal	Proposal for external seating for use in association with the brewery
Decision	REFUSED - The introduction of an area of external seating for use in association with the brewery located in an industrial estate setting is considered to conflict with the primary use of the industrial estate and is not considered to safeguard or protect the primary industrial use of the surrounding area on the Pennygillam Industrial Estate. Furthermore, the proposal would introduce a use that would be incompatible with the typical activities that occur on an established industrial estate, potentially placing patrons at risk from such activities. The proposed development is considered contrary to Policies 4, 5, 12 and 16 of the Cornwall Local Plan Strategic Policies 2010 - 2030 (adopted November 2016) and Policy LAU-E4 Pennygillam Industrial Estate of the Cornwall site allocations development plan document (adopted November 2019).
Town Council	The Town Council object to this application as it is seeking a change of use from a brewery to a public house. The site is within an industrial park and is not a retail environment
Application	PA22/01962
Location	The Old Police Station 32 Westgate Street Launceston Cornwall PL15
Proposal	Proposed change of use of the building from an assembly use (Class D2) to a dwellinghouse (Class C3)
Decision	APPROVED
Town Council	Support
Application	PA21/10828
Location	5 Exeter Street Launceston PL15 9EQ
Decision	APPROVED
Town Council	The Town Council supports this application but requests that consideration be given to the proposed panelling on the east side of the building as it is not in keeping with the surrounding area
Application	PA22/01391
Location	43 St Johns Road Launceston Cornwall PL15 7DD
Proposal	Proposed extension to dwelling
Decision	APPROVED
Town Council	Support

2204/20

Correspondence and Items to Note

- i) it was noted that details for a planning application relating to Tindle House had not been received. It was **agreed** that the Clerk would email details to all members for a decision and that this would be forwarded to Cornwall Planning for consideration at the earliest opportunity
- ii) the Chairman advised of an email received in regards to the current planning application at Launceston College and for the request of a meeting with the applicant

Next Meeting

The next meeting of the committee will be on Tuesday 17 May 2022

The meeting closed at 6.30pm

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