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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 Tuesday 26 April 2022 at 6.00 pm in The Otho Peter Suites**

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

Christopher Drake  
Town Clerk

20 April 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 7 April 2022 as a correct record

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

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

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

Application	PA22/02562
Proposal	Works to trees subject to a tree preservation order: removal of boughs from a

Location	large oak. Oakdene 19 Snowdrop Crescent Launceston Cornwall
Application Proposal Location	PA22/02618 Conversion of the existing dilapidated building into a two-bedroom house. 5 Madford Lane Launceston Cornwall PL15 9EB
Application Proposal Location	PA22/02741 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 Southern Court Newport Industrial Estate Launceston Cornwall
Application Proposal Location	PA22/02992 Proposed extension and alteration of an existing storage building Cornwall Carpets And Flooring Quarry Crescent Pennygillam Industrial Estate Launceston
Application Proposal Location	PA22/03098 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 12 Meadowsides Launceston Cornwall PL15 7DJ
Application Proposal Location	PA22/03497 Construction of conservatory to East elevation 49 Broad Park Launceston Cornwall PL15 8DT

## 6 Planning decision to note

Application Location Proposal  Decision Town Council	PA21/12511 31 St Stephens Hill St Stephens Launceston PL15 BHP 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. APPROVED Support
Application Location Proposal  Decision  Town Council	PA21/11103 Riverford House St Stephens Hill St Stephens Launceston Cornwall Ground Floor and First Floor extension to the rear of property and internal re-modelling. 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. 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

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

Dates of the next meeting at 7pm  
Tuesday 17 May 2022