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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 17 May 2022 at 7.00 pm in The Otho Peter Suites

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

Christopher Drake
Town Clerk

11 May 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 26 April 2022 as a correct record

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

Application	PA22/02609
Proposal	Creation of a new front access from the highway to make a driveway.
Location	44 Cross Lanes St Stephens Launceston Cornwall

Application	PA22/03065
Proposal	Proposed extension, alterations and re-modelling.
Location	Tor View Tavistock Road Launceston Cornwall

Application	PA22/03726
Proposal	Proposed additional use of land for secure dog walking facility.
Location	Land at Launceston Golf Club North Street St Stephens Launceston

Applicant	The Secretary Launceston Golf Club
Application	PA22/03877
Proposal	Two storey extension
Location	30 Penhole Drive Launceston Cornwall PL15 9FH

6 Planning decision to note

Application	PA22/01311 APPROVED
Location	23 Meadowside Launceston Cornwall PL15 7DJ
Proposal	Rear extension
Decision	APPROVED
Town Council	The Town Council object to this application as it is over intensive development, and will cause a detrimental effect to neighbouring properties

Response to 5 day protocol: The Council wishes to agree to disagree.

Application	PA22/02170
Location	Lower Trenance Windmill Hill Launceston Cornwall PL15 9AG
Proposal	Works to trees subject to a Tree Preservation Order (TPO), works include Beech - Crown lift over roadside and over buildings to crown break and reduce crown by 2 metres; Birch - Reduce by 2 metres over roadside; Maple - Remove over hanging limb; Macracarpa - reduce by 2 metres over garden; Cherry - Reduce by 2 metres over driveway; Cherry - Reduce overhang to neighbouring property by 2 metres
Decision	APPROVED
Town Council	Support

Application	PA22/02688
Location	Wyndley Hollies Road Launceston Cornwall PL15 8HB
Proposal	Works to trees subject to a Tree Preservation Order (TPO), works include removing Ash Tree to Ground Level
Decision	APPROVED
Town Council	Support

Application	PA22/02396
Location	8-10 Southgate Street Launceston Cornwall PL15 9DP
Proposal	Listed building consent to reconfigure the basement floor of No.10 to provide facilities to suit proposed new commercial tenants on the ground floor
Decision	APPROVED
Town Council	Support

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

Application	PA21/09277
Location	1-3 Horwell Villas Dutson Road Launceston Cornwall PL15 8DJ
Proposal	Construction of 1no. new dwelling including minor modification of two stone boundary walls.
Decision	APPROVED

Town Council	<p>The Town Council objects to this application as it will lead to a loss of necessary garden amenity for properties, leaving only front garden space, which is directly onto a busy main road.</p> <p>There are highways concerns in regards to access and egress from the site. The area is within a recognised AQMA and additional vehicles on this site will exacerbate the situation as well as adding to the traffic congestion already experienced in the area.</p> <p>The development also calls for a listed wall to be removed, which is unacceptable</p> <p>In response to the Local Protocol, the Town Council advised that it has strong concerns regarding the area and the air quality issues associated with it and as such requested that this application be considered by committee. The Local Divisional Member confirmed he was happy to support the recommendation of approval, notwithstanding the Town Council's position. Taking this into account, together with the benefits of the scheme in providing much needed housing, and the general compliance with the policies of the Cornwall Local Plan, it is contended that it would be unreasonable to make any other recommendation to that of approval. Consequently, the application was determined under delegated powers</p>
Application	PA22/02992 APPROVED
Location	Cornwall Carpets and Flooring Quarry Crescent Pennygillam Industrial Estate Launceston Cornwall PL15 7PF
Proposal	Proposed extension and alteration of an existing storage building
Decision	APPROVED
Town Council	Support
Application	PA22/02040
Location	47 Westgate Street Launceston Cornwall PL15 7AL
Proposal	Prior approval for the proposed conversion of the former office premises of Tindle Newspapers Ltd to residential.
Decision	Prior approval not required
Town Council	Support
Application	PA21/11487
Location	Tesco Stores Ltd Tavistock Road Launceston PL15 9HG
Proposal	Installation of Timpson pod
Decision	WITHDRAWN
Town Council	The Town Council objects to this application. This application does not comply with Policy PP14 of the Cornwall Local Plan which states at 1(a) 'Development will be permitted where it can be demonstrated that the following priorities for Launceston can be satisfied: the protection of the vitality and viability of Launceston town centre through the promotion of retail, office and leisure uses'

7 Correspondence and items to note

- 1) PA21/12598 - Launceston College - Local Council Protocol. Further to the Town Council objecting to this application, Cornwall Planning officers advised that in regard to the impact on the landscape of the area, whilst the structures are of a modular form and it is acknowledged that the site is on elevated ground above the road; given the single storey nature, that there are other such structures within the immediate site and that where visible the units would be visible within the context of the wider Launceston College site, it is not considered that the development would result in any significant adverse visual or landscape impact. Indeed the majority of the structures would be screened from public vantage points due to the proposed new boundary fence.

In terms of the loss of green space, the structures have now been moved and are proposed to be sited wholly on the existing hardstanding and as such would not result in any loss of green space.

In terms of the loss of play/sports facility the applicants have stated that the hardstanding has not been used for such a purpose for many years. Notwithstanding this the proposals would involve the loss of the potential for the courts to be reinstated and this is a negative aspect of the proposals. It is however considered that this loss is mitigated by the fact that the school premises as a whole benefit from other existing and approved good quality play space provision including the existing playing fields located on a separate parcel of land to the south of the main campus which provide approximately 90,000sqm of space. The playing fields are level, well-proportioned and suitable for a wide range of activities including 3 hard surface tennis courts, a full size 100 x 60m 3G astro turf pitch and a 38 x 38 sqm synthetic turf MUGA that can accommodate two 5-a-side football pitches. It is therefore considered that the proposed development would not significantly compromise the availability of sports/play facilities in the area.

In addition it is also considered relevant to note that the hardstanding is intended to be used as a play area associated with the proposed classrooms (rather than continue to be used as a car park as was previously advised incorrectly by the planning agent).

Since the Town Council last considered the application, Cornwall officers have received additional information from the applicants regarding the background and need for the application, the intended use of the classrooms and an amended block plan which gives more clarity as to the intended use of the remaining areas of the site. It is noted that it is unfortunate that this information was not provided at the time of the submission of the application however Planning officers are of the opinion that this information is useful and is relevant in terms of balancing the benefits of the scheme against any negative impacts.

The Town Council's Committee Chair and Vice Chair were consulted on the above and having read the additional proposals, it was noted that the college have altered the siting of the temporary classrooms, and that there will be no vehicular access to the site during school hours. However, there will still be a loss of open space in that small area of the college.

The Town Council therefore agree to disagree with the proposals in accordance with the Protocol for Local Councils and ask that the proposed modular buildings are a temporary provision for the duration of the primary school needs.

Date of next meeting

Future meeting dates will be agreed as part of the Annual Meeting of Council on 24 May 2022