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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 13 October 2022 at 7.00pm
The Guildhall, Launceston Town Hall

- Present** Cllrs, Gordon, Green, Harris, Heaton, Hogan, Nancarrow and Tremain
In attendance: Cllr Soanes
Christopher Drake (Town Clerk)
1 x public
- 2210/08 Apologies**
Apologies for absence were received from Cllrs Penhale (Mayor), Bailey (Deputy Mayor) and Gilbert
- 2210/09 Declarations of Interest**
There were no declarations
- 2210/10 Public Representation**
A representative spoke on behalf of planning application PA22/08559 – The Heights, Windmill Hill and advised that works were essential to the tree due to Ash Die-back and that work was needed to the adjacent tree to allow for access of the elevated platform. The work to reduce the Ash tree was to allow the potential to prolong the life of the tree and reduce the chance of further disease damage and it was hoped that the tree will regenerate at the lower level.
- 2210/11 Minutes of the last meetings**
The minutes of the meeting held on 1 September 2022 were signed as a correct record
- 2210/12 Current Planning Applications for comment**
- | | |
|-------------|--|
| Application | PA22/08559 |
| Proposal | Works to trees subject to a Tree Preservation Order (TPO), works include T1 Large Ash tree with significant onset of Chalara Ash Die Back - Reduce by 60% and T2 Large Beech - Remove secondary leader limb to allow access to Ash tree with Mobile Elevated Work Platform |
| Location | The Heights Windmill Hill Launceston Cornwall |
| Decision | Support |
| Application | PA22/08740 |
| Proposal | Advertisement consent to display 2No. replacement internally LED illuminated fascia signs to front of retail unit and 1no. set of replacement glazing graphics to main elevation |
| Location | 2 Launceston Retail Park Scarne Industrial Estate Launceston Cornwall |
| Applicant | Go Outdoors |
| Decision | Support |
- 2210/13 Planning Decisions to Note**
It was **resolved** to note the applications
- | | |
|-------------|---|
| Application | PA22/06344 |
| Location | Unit 1, Douglas Business Park, Pennygillam Way Pennygillam Industrial |

Proposal	Estate Launceston Cornwall PL15 7FU Change of use of part of a car sales showroom, repair and maintenance and supply and sale of car parts (Sui Generis) to Hot Food Takeaway (Sui Generis), installation of plant equipment and external alterations
Decision	APPROVED
Town Council	Support
Application	PA22/07104
Applicant	Harrison Fork Trucks Ltd
Location	Harrison Forklift Trucks Quarry Crescent Pennygillam Industrial Estate Launceston Cornwall PL15 7PF
Proposal	Construction of an industrial building for Class E(g)(i),(ii),(iii); B2 and B8 Uses
Decision	APPROVED
Town Council	Support
Application	PA22/01116 REFUSED
Location	Land South Of Cedar Grange St Marys Road St Stephens Launceston Cornwall
Proposal	Reserved matters submission for 30 dwellings and associated infrastructure and open space pursuant to decision APP/D0840/W/18/3199163
Decision	REFUSED
	1 The proposed reserved matters by reason of the inclusion of two storey houses, and the majority of the proposed dwellings having three and four-bedrooms fails to be within the scope of the Outline planning permission and its associated age restriction. The scale of the dwellings fails to reflect the identified local need for 1, 1.5 and 2-bedroom residential accommodation. As such the proposed reserved matters are contrary to policies 1, 2, 2a, 6, 12 and 13 of the Cornwall Local Plan Strategic Policies 2010 - 2030 and guidance contained within paragraphs 65, 66, 138, 139 and 140 of the Cornwall Housing Supplementary Planning Document February 2020. 2 The proposed reserved matters are considered to provide insufficient and poor quality public open space by reason of the proposed siting; limited useability due to topography and the proposed inclusion of SUDS feature; lack of natural surveillance; and limited accessibility given the omission of details of a safe and suitable pedestrian connection to existing development to the West of the site as secured via planning condition on the outline consent. As such the proposed Reserved Matters are considered to be contrary to policies 2.b, 12, 13 and 16 of the Cornwall Local Plan Strategic Policies 2010 - 2030 and guidance contained within paragraphs 92, 93, 98 and 130 of the National Planning Policy Framework 2021; paragraphs 74, 76, 77 and 140 of the Cornwall Open Space Strategy for larger Towns in Cornwall 2014; paragraphs 9.2, 9.3, 9.3.1 and 9.3.4 of Secured By Design Homes 2019; paragraph 11.2.2 of the Cornwall Design Guide 2021 and paragraphs 100, 104, 105, 106 and 107 of the National Design Guide 2021
Town Council	The Town Council objects to this application due to inadequate provision of open space and that it is essential that a north-south relief road is required before any development of this nature can be considered in this location

2210/14

Correspondence and Items to Note

There were no matters for discussion

Next Meeting

The next meeting of the committee will be held on Thursday 3 November 2022

The meeting closed at 7.07pm

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