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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 13 October 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

7 October 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 1 September 2022 as a correct record

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

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

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

6 Planning decision to note

Application	PA22/06344
Location	Unit 1, Douglas Business Park, Pennygillam Way Pennygillam Industrial Estate Launceston Cornwall PL15 7FU
Proposal	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
	<p>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.</p> <p>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</p>
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

7 Correspondence and items to note

Date of next meeting

Thursday 3 November 2022

Thursday 24 November 2022

Thursday 15 December 2022