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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 2 February 2023 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

27 January 2023

**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 12 January 2023 as a correct record

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

Application	PA22/11146
Proposal	Listed Building Consent for proposed alterations to rear porch and existing rear outhouse to formalise utility room area.
Location	9 Duke Street St Stephens Launceston Cornwall

Application	PA22/11183
Proposal	Reserved matters application for landscaping following outline approval PA19/05884 for residential development of 195 dwellings with associated access, roads, footways, drainage, landscaping, open space, parking areas and safeguarding land for southern link road with landscaping reserved for later

Location	consideration Land South Of Tavistock Road Tavistock Road Launceston PL15 9JY
Applicant	Vistry Homes
Application Proposal	PA23/00003 Application for tree works in a Tree Preservation Order including dismantling of a Sycamore, Ash and 2 Elm trees and crown reduce 2 Yew trees and a Lime tree
Location	Eagle House Hotel 3 Castle Street Launceston Cornwall
Application Proposal	PA23/00088 Reserved Matters application in respect of outline application PA15/05521 (Proposed residential development to provide 8 dwellings) without compliance with Condition 1 in relation to Decision Notice PA19/03773 dated 08/08/2019
Location	1 Shooting Park Cottages Race Hill Launceston PL15 9BH
Application Proposal	PA23/00126 Proposed Detached Garage
Location	6 Trevallyn Road Launceston Cornwall PL15 7HN
Application Proposal	PA23/00305 Listed Building Consent for new business signage to east elevation.
Location	8-10 Southgate Street Launceston Cornwall PL15 9DP
Application Proposal	PA23/00408 Replacement windows to front and rear of property. Replacement front door
Location	35 Westgate Street Launceston Cornwall PL15 7AD
Application Proposal	PA23/00409 Replacement windows to front and rear of property. Replacement front door
Location	35 Westgate Street Launceston Cornwall PL15 7AD
Application Proposal	PA23/00625 Non-material amendment in relation to decision notice PA22/09938 dated 09/01/2023 to rotate the roof lantern by 90 degrees
Location	58 St Johns Road Launceston Cornwall PL15 7DD

## 6 Planning decision to note

Application	PA22/09938
Location	58 St Johns Road Launceston Cornwall PL15 7DD
Proposal	Demolition of rear addition and Replacement single storey extension
Decision	APPROVED
Town Council	The Town Council objects to this application as it will have an overbearing effect on the neighbouring property The Town Council agreed to disagree with the Cornwall officer recommendation in accordance with the Local Council protocol
Application	PA22/10427
Location	Plot Adjacent To Christmas House Ridgemoor Hill Launceston Cornwall PL15 9QN
Proposal	Application for Non-Material Amendment to PA18/05304 for a proposed dwelling namely 1) change window positions.
Decision	The proposed amendments to approved application PA18/05304 to change the position of the windows are not considered to constitute non material amendments as set out within Section 196A of the Town and Country Planning Act1990 due to the proposed first floor window to the south westerly elevation

	(bedroom 3) now facing and potentially overlooking a neighbouring dwelling 'Kensey House' which requires further impact assessment. As such a new planning application is required
Town Council	Support The Town Council agreed with the Cornwall officer recommendation in accordance with the Local Council protocol
Application	PA22/09350
Location	Garages At Kensey Hill Kensey View Launceston Cornwall PL15 9LA
Proposal	Application for Outline Planning Permission with some matters reserved for the construction of one dwelling namely 'access' only.
Decision	APPROVED
Town Council	Support
Application	PA22/10585 Decided not to make a TPO (TCA apps)
Location	Launceston Castle Castle Street Launceston Cornwall PL15 8AZ
Proposal	Application for tree works in a Conservation Area: Crown reduce a Horse Chestnut and felling of a Juniper
Decision	Decided not to make a TPO (TCA apps)
Town Council	The Town Council support the proposal but request the felled tree is replaced with a suitable native species
Application	PA22/07549
Location	Tis What It Is 3 Exeter Street Launceston Cornwall PL15 9EQ
Proposal	Conversion of existing large shop unit into a smaller shop and a new residential flat
Decision	APPROVED
Town Council	The Town Council is not comfortable with the use of UPVC windows and doors within the conservation area, but if agreed with Cornwall Council Planning, is happy to support the application
Application	PA22/10396
Location	22 Meadowside Launceston Cornwall PL15 7DJ
Proposal	Works to a tree subject to a Tree Preservation Order for Oak (T1) - crown lift by 6ft and remove deadwood to prevent dead or low branches from falling in the future.
Decision	APPROVED
Town Council	Support
Application	PA22/10036
Location	26 Hendra Vale Launceston Cornwall PL15 7HE
Proposal	Proposed construction of an attached garage and store to existing dwelling.
Decision	APPROVED
Town Council	Support

## 7 Correspondence and items to note

1) Appeal Decision from Planning Inspectorate – Planning Application PA22/01069 – Firebrand Brewing Ltd

### Date of next meeting

Thursday 23 February 2023

Thursday 16 March 2023

Thursday 6 April 2023

Thursday 27 April 2023