

Town Clerk C W Drake  
Telephone 01566 773693  
[admin@launceston-tc.gov.uk](mailto:admin@launceston-tc.gov.uk)  
[www.launceston-tc.gov.uk](http://www.launceston-tc.gov.uk)



Launceston Town Council  
The Town Hall  
Launceston  
Cornwall PL157AR

**To all members of Planning and Economic Development Committee**

Councillors: Cllr Bailey (Mayor), Gilbert (Deputy Mayor), Green, Gordon, Harris, Nancarrow, Penhale 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 November 2023 at 7.00 pm in The Guildhall, Launceston**

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

Christopher Drake  
Town Clerk

27 October 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 October 2023 as a correct record

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

Application	PA23/07820
Proposal	Rebuilding of the North and West parapet walls of Pannier Market Car Park. New metal traffic barriers to be installed along the inside of the parapets. Small structural repairs including stitch the structural crack and leaning masonry to the west wall return.
Location	Pannier Market Car Park Southgate Street Launceston Cornwall
Applicant	Mr Simon Clark Cornwall Council

Application Proposal	PA23/07821 Listed Building Consent for the rebuilding of the North and West parapet walls of Pannier Market Car Park. New metal traffic barriers to be installed along the inside of the parapets. Small structural repairs including stitch the structural crack and leaning masonry to the west wall return.
Location Applicant	Pannier Market Car Park Southgate Street Launceston Cornwall Mr Simon Clark Cornwall Council
Application Proposal	PA23/08076 Construction of Primary Academy, Sports Pitch, Multi Use Games Area (MUGA), car parking and associated infrastructure without compliance of condition 2 in relation to decision notice PA20/02822 dated 17/07/2020
Location Applicant	Hay Common Launceston Kier Construction Ltd (on behalf of DfE)
Application Proposal Location	PA23/08603 Application for tree works in a Tree Preservation Order (TPO): Removal of a tree 9 The Beeches Launceston Cornwall PL15 9DL

## **6 Planning decision to note**

Application Location Proposal Decision Town Council	PA22/09279 12 Blackthorn Close Launceston Cornwall PL15 9GQ Proposed two storey side extension and rear single storey extension APPROVED SUPPORT
Application Location Proposal  Decision Town Council	PA23/06833 15 - 17 Church Street Launceston Cornwall PL15 8AW Alterations to ground-floor retail area and subdivision of shop frontage. Alterations to the ground and second floor of buildings to the rear, including two additional windows and change of existing ground floor window to a door. Creation of one-bedroom dwelling to the rear without compliance with Condition 2 of decision notice PA22/05918 dated 18.08.2022. APPROVED SUPPORT
Application Location Proposal  Decision Town Council	PA23/06573 15 - 17 Church Street Launceston Cornwall PL15 8AW Listed Building Consent for alterations to ground-floor retail area and subdivision of shop frontage. Alterations to the ground and second floor of buildings to the rear, including two additional windows and change of existing ground floor window to a door and creation of one bedroom dwelling to the rear without compliance with Conditions 2, 3 and 4 of decision notice PA22/05919 dated 18.08.2022 APPROVED SUPPORT
Application Location Proposal  Decision Town Council	PA23/07087 Polson Bridge Gauging Station St Stephens Launceston Cornwall PL15 9QR Demolition of existing GRP hut and construction of new reinforced concrete block building with stone facing and pitched slate roof. APPROVED SUPPORT
Application	PA23/07099

Location 30 Penn Kernow Launceston Cornwall PL15 9TN  
Proposal A single storey double garage to the front of the property  
Decision WITHDRAWN  
Town Council SUPPORT

Cornwall Council advised that that covenants are not material planning considerations and they have no access to them and therefore no power to ensure they are adhered to or considered in the planning process. Any breach would simply be a civil matter. They further confirmed that they were proposing refusal for the application due to the dominant scale and siting forward of the principal elevation (which is not seen anywhere else on the estate) will cause unacceptable harm to the character and appearance of the application site and wider area. The character of the estate is that garages are either integral or set back from the front elevation and adjacent. It is felt this proposal will not enhance the character of the property or surrounding area but introduce unacceptable visual harm and run wholly contrary to the design ethos of the estate incongruously adding to that projection. With reference to the plans, there are only 3 elevations shown (rear elevation facing the adjacent dwelling is missing) and as the FFL for the site sit higher than the neighbours, the height of the building would be greater in relation to No.29 but there are no plans to indicate this. Following discussion with the Committee Chair and Vice Chair, the Town Council amended its response to objection

Application PA23/03095  
Location 11 Angel Hill Launceston Cornwall PL15 8BS  
Proposal Replacement of three sash windows at first floor at front of building.  
Decision APPROVED  
Town Council SUPPORT

Application PA23/05720  
Location 4 Madford Lane Launceston PL15 9EB  
Proposal Change of Use from former warehouse to Class C3 dwellinghouses to create one 2-bedroom single-family maisonette dwelling and one 1-bedroom single-family dwelling  
Decision APPROVED  
Town Council SUPPORT

Application PA23/05721  
Location 4 Madford Lane Launceston PL15 9EB  
Proposal Listed building consent: Change of Use from former warehouse to Class C3 dwellinghouses to create one 2-bedroom single-family maisonette dwelling and one 1-bedroom single-family dwelling  
Decision APPROVED  
Town Council SUPPORT

Application PA23/07125  
Location 13 Trecarn Close Launceston Cornwall PL15 7LN  
Proposal Application for tree works within a TPO area: Raise the crown to a height of 3 metres above  
Decision APPROVED  
Town Council SUPPORT

Application PA23/04918  
Location 11 Angel Hill Launceston Cornwall PL15 8BS  
Proposal Listed building consent for the replacement of the garden gate and three sash windows at first floor at the front of the building  
Decision APPROVED  
Town Council SUPPORT

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

The Levelling Up and Regeneration Bill is expected to receive Royal Assent in November. In anticipation, the next Cornwall Council Local Planning event on will focus on two topics this Autumn:

- Neighbourhood Plans: what planning changes mean for NDPs and the 5 most effective things you can do when preparing your Neighbourhood Plan
- The Cornwall Local Plan and call for sites: preparing for a new style Local Plan for Cornwall and the launch for our call for sites in January 2024

To help Local Councils and Neighbourhood Planning Groups, Cornwall Council would like to invite all local councils to an event on Thursday 23 November, 4.00-5.30, Planning changes: the Cornwall Local Plan and Neighbourhood Plans. This will be an online event via Teams

**Date of next meeting**

**Thursday 23 November 2023**

**Thursday 14 December 2023**

**Thursday 11 January 2024**

**Thursday 1 February 2024**