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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 2 November 2023 at 7.00pm
The Guildhall, Launceston Town Hall

- Present** Cllrs Gordon, Harris, Nancarrow, Penhale and Tremain
In attendance: Cllr Lankston
Christopher Drake (Town Clerk)
- 2311/01 Apologies**
Apologies for absence were received from Cllr Gilbert (Deputy Mayor) substituted by Cllr Lankston, Cllr Bailey (Mayor) and Cllr Green
- 2311/02 Declarations of Interest**
There were no declarations of interest
- 2311/03 Public Representation**
A presentation was given regarding a pre planning application for a development at Beckenreid, Tavistock Road for two properties. The proposals were for tiered properties so as there would be no overlooking effect, and that the homes would be eco homes running off of solar and air source heating. Names for the properties would be welcomed
- 2311/04 Minutes of the last meetings**
The minutes of the meeting held on 12 October 2023 were signed as a correct record
- 2311/05 Current Planning Applications for comment**
- | | |
|-------------|---|
| 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 |
| Decision | Support |
| Application | PA23/07821 |
| Proposal | 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 | Pannier Market Car Park Southgate Street Launceston Cornwall |
| Applicant | Mr Simon Clark Cornwall Council |
| Decision | Support |
| Application | PA23/08076 |
| Proposal | 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 | Hay Common Launceston |
| Applicant | Kier Construction Ltd (on behalf of DfE) |

Decision	Support
Application	PA23/08603
Proposal	Application for tree works in a Tree Preservation Order (TPO): Removal of a tree
Location	9 The Beeches Launceston Cornwall PL15 9DL
Decision	Support subject to a replacement native species tree being planted

2311/06

Planning Decisions to Note

It was resolved to note the applications

Application	PA22/09279
Location	12 Blackthorn Close Launceston Cornwall PL15 9GQ
Proposal	Proposed two storey side extension and rear single storey extension
Decision	APPROVED
Town Council	SUPPORT
Application	PA23/06833
Location	15 - 17 Church Street Launceston Cornwall PL15 8AW
Proposal	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.
Decision	APPROVED
Town Council	SUPPORT
Application	PA23/06573
Location	15 - 17 Church Street Launceston Cornwall PL15 8AW
Proposal	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
Decision	APPROVED
Town Council	SUPPORT
Application	PA23/07087
Location	Polson Bridge Gauging Station St Stephens Launceston Cornwall PL15 9QR
Proposal	Demolition of existing GRP hut and construction of new reinforced concrete block building with stone facing and pitched slate roof.
Decision	APPROVED
Town Council	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

2311/07

Correspondence and Items to Note

- 1) Planning changes: the Cornwall Local Plan and Neighbourhood Plans – It was agreed that the Teams link be sent to all councillors
- 2) Details of a meeting to be held in December regarding the proposed Stourscombe Farm planning application were noted and Cllrs Tremain and Gordon would be attending the meeting

Next Meeting

The next meeting of the committee will be held on Thursday 23 November 2023

The meeting closed at 7.23pm

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