

Town Clerk C W Drake
Telephone 01566 773693
admin@launceston-tc.gov.uk
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, Lankston, 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 11 January 2024 at 7.00 pm in The Otho Peter Suites, Town Hall, Launceston

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

Christopher Drake
Town Clerk

5 January 2024

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 14 December 2023 as a correct record

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

Application	PA23/07919
Proposal	Non-material amendment to decision notice PA17/02564 dated 12.04.18 - to change the key materials used on the elevations on various plots, as well as removing the Juliet balconies on plots 162, 165 and 166.
Location	Hay Common Development Off Cornfield Drive, Launceston, PL15 9GT
Application	PA23/07910
Proposal	Listed building consent for the repair / reinstatement of rear brick boundary wall and removal of introduced concrete and hardcore surfacing materials to rear

Location	courtyard car park area of property. 5 - 7 Southgate Street Launceston Cornwall PL15 9DP
Application Proposal	PA23/09571 Construction of new garage for two cars on existing hardstanding with associated landscaping to garden.
Location	1 Windmill Park Launceston Cornwall PL15 9GZ
Application Proposal	PA23/10103 Application for Non-Material Amendment to PA23/08076 for 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, namely 1) Change to car park layout and associated landscaping to accommodate the gas pipeline offset. 2) Omission of louvers to the west elevation. 3) A change of single width window to a double width window on the north elevation. 4) Slight increase on louvre size to the ground floor level.
Location	Hay Common Launceston

6 Planning decision to note

Application Location Proposal	PA23/07820 Pannier Market Car Park Southgate Street Launceston Cornwall PL15 9BA 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
Decision Town Council	APPROVED SUPPORT
Application Location Proposal	PA23/07821 Pannier Market Car Park Southgate Street Launceston Cornwall PL15 9BA 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
Decision Town Council	APPROVED SUPPORT
Application Location Proposal	PA22/09900 APPROVED Land Adjoining Link Road Launceston PL15 9HH Construction of 1no. retail unit (Class E) along with access and servicing arrangements, car parking, landscaping and associated works
Decision Town Council	APPROVED The Town Council support the application but request that solar panels and air source heat pumps be considered as part of any building works. The applicant advised that Home Bargains already use air source heat pumps to heat and cool their stores so happy to provide this. Solar panels are indicated in the submitted Energy Statement and shown on the submitted roof plan. A Condition is applied to secure provision
Application Location Proposal	PA23/06656 1 Penn Kernow Launceston Cornwall PL15 9TN Works to a tree subject to a Tree Preservation Order for Sycamore (T6) - reduction of 2-3 metres of the crown, to include the removal of any split or broken branches identified during the works.

Decision	REFUSED - It is the opinion of the Local Planning Authority that the tree is of significant public amenity value in the local landscape and contributes to the character of the local area. There is insufficient justification for the proposed works and clear and convincing arboricultural evidence to justify the proposed works has not been submitted. The proposed reduction of the crown would therefore result in a detrimental impact upon the public amenity of the local landscape, contrary to Policy 23 of the Cornwall Local Plan Strategic Policies 2010-2030, paragraph 174 (b) of the National Planning Policy Framework 2023 and Paragraph: 091 Reference ID: 36-091-20140306 of the Tree Preservation Order and trees in a conservation areas section of the Planning Practice Guidance
Town Council	SUPPORT The town council were contacted in accordance with the Local Council Protocol, and agreed to disagree.
Application	PA23/04849
Location	10A Tavistock Road Launceston Cornwall PL15 9EZ
Proposal	Outline planning application with all matters reserved for two number dwellings
Decision	APPROVED
Town Council	The Town Council object to this application due to over development. The town council were contacted in accordance with the Local Council Protocol, and agreed to disagree
Application	PA23/09708
Location	Land South Of Tavistock Road Launceston PL15 9JY
Proposal	Non material amendment in relation to decision notice PA19/05884 dated 19/12/2022 to omit footway along the site frontage to west of the access as this is a duplication of the onside footway/cycleway
Decision	Not acceptable as amendment
Town Council	SUPPORT
Application	PA23/08603 WITHDRAWN
Location	9 The Beeches Launceston Cornwall PL15 9DL
Proposal	Application for tree works in a Tree Preservation Order (TPO): Removal of a tree
Decision	WITHDRAWN
Town Council	Support, subject to a replacement native species tree being planted

7 Planning Fees and Consultation Responses

On 6 December 2023, the Government brought in regulations detailing increased statutory planning fees. Within these regulations and alongside changes to the statutory planning fees, there were also changes to the Planning Guarantee for non-major planning applications (including householder developments) which have now been reduced from 26 to 16 weeks. This means applicants may have their planning fee returned if a decision has not been made within 16 weeks of submitting their application and an extension of time has not been agreed.

Local Planning Authorities are expected to determine applications within the statutory timescales and in light of the above, it is important Cornwall Council receive timely responses to planning consultations. If a planning consultee fails to respond within the 21 day consultation period, the case officer may proceed to decide the application in the absence of their advice, assuming that no response means that there are no comments to make.

It should be noted that whilst Local Planning Authorities still have the option of using extensions of time, the government has set out that these should only be used in exceptional circumstances. The planning practice guidance (Consultation and pre-decision matters - GOV.UK (www.gov.uk)) sets out that statutory consultees should do all they can to meet the deadline for representation and that it should not usually be necessary for an extension to be proposed.

Date of next meeting

Thursday 1 February 2024

Thursday 22 February 2024

Thursday 14 March 2024

Thursday 4 April 2024