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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 14 March 2024 at 7.00pm
The Otho Peter Suites, Launceston Town Hall

Present Cllrs Gilbert (Deputy Mayor), Green, Gordon, Harris, Nancarrow, Penhale and Tremain
In attendance: Heaton and Soanes
Christopher Drake (Town Clerk)
6 x public

2403/24 Apologies
Apologies for absence were received from Cllr Bailey (Mayor) and Cllr Lankston who was substituted by Cllr Heaton

2403/25 Declarations of Interest
Cllr Gordon declared an interest in planning application PA24/01134 – Launceston Leisure Centre and left the meeting and took no part in the debate or voting for that item

Cllr Penhale declared an interest in planning application PA24/01134 – Launceston Leisure Centre and left the meeting and took no part in the debate or voting for that item

Cllr Gilbert declared an interest in planning application PA24/01134 – Launceston Leisure Centre and left the meeting and took no part in the debate or voting for that item

2403/26 Public Representation
Question 1) The arborist for planning application PA24/01269 – The Beeches, Ridgegrove Hill provided details of the tree works being undertaken

Question 2) Two residents raised objections in regards to planning application PA24/01133 – Beckenreid, Tavistock Road and stated the proposals would increase traffic generation, were out of keeping, raised issues in regards to access and egress to the site, the removal of mature trees, concerns regarding siting for waste collections, subsidence issues as well as the need for a bat survey to be undertaken

2403/27 Minutes of the last meetings
The minutes of the meeting held on 22 February 2024 were signed as a correct record

2403/28 Current Planning Applications for comment

Application	PA24/01133
Proposal	Retain existing dwelling and sub-divide remaining plot to provide 3no three bedroom detached dwellings. Re-organise and extend existing parking area to provide off-street parking and 1no EV charging point per dwelling.
Location	Beckenreid Tavistock Road Launceston Cornwall
Decision	The Town Council objects to this application due to: Concerns regarding the access and egress to the site Traffic generation on an already busy highway The plans submitted will form an over bearing development and are over intensive There is no proper emergency vehicle access There is no proper siting for waste facilities

Cllr Heaton left the meeting at 7.23pm following the discussion of the above

Application	PA23/08332
Proposal	Replace existing porch with timber framed structure with the existing balustrade refitted in its existing location.
Location	30A St Stephens Hill St Stephens Launceston Cornwall
Decision	Support

Application	PA24/00720
Proposal	New build industrial block of 4 units for use of vehicle repair
Location	Pat Williams Ltd Newport Industrial Estate Launceston Cornwall
Decision	Support

Application	PA24/00895
Proposal	Dismantling of existing prefab concrete garage and erection of timber frame workshop for local artist
Location	Land Southeast Of Dockacre Court Dockacre Road Launceston
Decision	Support

Application	PA24/01134
Proposal	Extension and alterations to Launceston Leisure Centre, including provision of a cafe and external seating area, together with the provision of a new entrance
Location	Phoenix Leisure Centre Coronation Park Launceston Cornwall
Decision	Support

Cllrs Gordon, Penhale and Gilbert declared an interest in the above application and left the meeting and took no part in the debate or voting for this item

Application	PA24/01190
Proposal	Extension to the commercial unit to accommodate investment in new equipment to allow the business to cope with higher volumes
Location	Downtowns Dry Cleaners Ltd Unit 3 Southgate Technology Park Quarry Crescent
Decision	The Town Council support this application subject to assurances that the ventilation systems will be in keeping with recognised legislation

Application	PA24/01269
Proposal	Works to trees within a Conservation area - T1 Eucalyptus - On loose earth bank above property - reduce crown height by 3 metres
Location	The Beeches Ridgegrove Hill Launceston Cornwall PL15 8BT
Decision	Support

Application	PA24/01313
Proposal	Works to a Tree within a Conservation Area (TCA) - Ash to fell
Location	Land North Of Unit 7A Greenaways Garage Newport Square Launceston Cornwall
Decision	The Town Council request details of the arborist report as there is no information to why the tree needs to be removed

Application	PA24/01376
Proposal	Single Storey extension with new roof line and attached garage along with rear garden room with terrace
Location	14 Hollies Road Launceston Cornwall PL15 8HB
Decision	The Town Council object to this application due to its unsympathetic design and it not being in keeping with other properties

2403/29 **Planning Decisions to Note**

There were no decisions to note

2403/30 **Hay Common, Land South of Tavistock Road**

Members considered the proposed changes to the delivery of 195 affordable dwellings at the above site and **resolved** to support the proposals that the 27 affordable rent properties secured as part of the S106 agreement be changed to social rent as this is a more affordable product

2403/31 **Correspondence and Items to Note**

There were no matters for consideration

Next Meeting

The next meeting of the committee will be held on Thursday 4 April 2024

The meeting closed at 7.47pm

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