

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 14 March 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 March 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 22 February 2024 as a correct record

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

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
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

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
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
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
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
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 Ridgeway Hill Launceston Cornwall PL15 8BT
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
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

6 Planning decisions to note

Decision	APPROVED
Town Council	SUPPORT

7 Hay Common, Land South of Tavistock Road, Launceston

Further to discussions with Anthony Eke from LiveWest towards the end of last year about delivering the above site of 195 dwellings as 100% affordable housing, the Section 106 Agreement secured 39 affordable homes, (27x affordable rent and 12x shared ownership) and LiveWest are seeking to deliver the remainder as affordable with grant funding.

Their proposal is to deliver approximately 60% of the 195 dwellings as intermediate affordable tenures including shared ownership and possibly some intermediate rent, and 40% as social rented homes to give a balance of tenures across the scheme. As part of this, they need to change the 27x affordable rent secured as part of the S106 to social rent which is a more affordable product, so they have now applied to formally vary the Section 106. The Town Council has been asked if they have any questions in regards to this proposed alteration. It is seen that the change from affordable rent to social rent is a benefit, and the Cornwall Council Principal Affordable Housing Officer would welcome the Town Council's support of this proposal.

Date of next meeting
Thursday 4 April 2024
Thursday 25 April 2024
Thursday 23 May 2024