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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 23 May 2024 at 7.00pm
The Otho Peter Suites, Launceston Town Hall

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

2405/50 Election of Committee Chair
Cllr Nancarrow proposed and Cllr Lankston seconded that Cllr Rob Tremain be elected Chairman.
This was **unanimously agreed**

2405/51 Election of Committee Vice Chair
Cllr Lankston proposed and Cllr Bailey seconded that Cllr Dave Gordon be elected Vice Chairman.
This was **unanimously agreed**

2405/52 Apologies
Apologies for absence were received from Cllr Gilbert who was substituted by Cllr Heaton

2405/53 Declarations of Interest
There were no declarations of interest

2405/54 Public Representation
Cllr Soanes asked if planning permission had been sought for a change of use to premises at 24 Church St

Representatives for planning application PA24/02804 – Land at Stourscombe Farm, gave details on the outline application and advised that highways improvements would be undertaken, that the affordable housing aspect at the site would be completed before any other buildings and that there was potential for a one and a half acre site that could be used as a cemetery site, subject to a 106 agreement

2405/55 Minutes of the last meetings
The minutes of the meeting held on 25 April 2024 were signed as a correct record

2405/56 Current Planning Applications for comment

Application	PA24/02752
Proposal	Repair of the slate roof and replacing 2 roof lights.
Location	7 Madford Lane Launceston Cornwall PL15 9EB
Decision	Support

Application	PA24/02804
Proposal	Outline application with some matters (appearance, landscaping, layout and scale) reserved for the erection of up to 250 new homes (including 75 affordable homes) and associated works including formation of accesses, provision of public

	open space and landscaping.
Location	Land At Stourscombe Farm Launceston Cornwall PL15 9LQ
Decision	The Town Council supports this application in principle, subject to the offer of assigned land for a town cemetery as part of a Section 106 agreement

2405/57

Planning Decisions to Note

It was **resolved** to note the applications

Application	PA24/01078
Location	First Floor Flat 26 Broad Street Launceston Cornwall PL15 8AE
Proposal	Conversion of two redundant rooms at the rear of the first floor over William Hill bookmakers to create a new, separate one-bedroom property accessed from Castle Dyke.
Decision	APPROVED
Town Council	SUPPORT

Application	PA24/01133
Location	Beckenreid Tavistock Road Launceston Cornwall PL15 9HE
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.
Decision	REFUSED
REASONS	The proposed layout is considered to result in a cramped and contrived form of development which does not function well, specifically the lack of convenient vehicle parking to serve all plots, demonstrated by a lengthy stepped pedestrian footway that is considered to be impractical and will result in perceived overlooking from general movements around the site by residents in combination with overlooking from the proposed raised terraces towards the neighbouring dwelling known as The Walled Garden. Furthermore a large amount of the existing established tree cover has been removed since the submission of the application which has impacted on the general tree cover of the area and as such their removal to facilitate the proposed development has been detrimental to the landscape character and biodiversity value of the site and has failed to retain and integrate existing planting as part of the proposals. The proposal, if approved, would be contrary to policies 1, 2, 12 and 23 of the Cornwall Local Plan Strategic Policies 2010-2030, policy G1 of the Cornwall Climate Emergency DPD, paragraphs 8, 11, 131, 135, 136, 139, and 180 of the National Planning Policy Framework 2023, paragraphs 3.5.1, 3.5.2, 5.7.1, 5.8.5, 9.1.1 and 9.3.5 of the Cornwall Design Guide December 2021 and paragraph 90 and sections C1, I1, M3, H1, H2 of the National Model Design Guide.

The proposal fails to meet the required space heating demand target of less than 30kWh/m2/annum and subsequently fails to adequately demonstrate that the proposed dwellings can achieve Net Zero Carbon through the submitted Energy Statement and Energy Summary Tool by ERS Consultants Limited (dated 5/12/23) and received 14th February 2024. The proposal is therefore contrary to policy SEC1 of the Cornwall Council Climate Emergency Development Plan Document 2023

Town Council	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
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The Town Council has also received concerns from local residents regarding the removal of mature trees and the effects of this on wildlife and natural habitat. There is also the potential that this a site for bats and as such a bat survey needs to be commissioned

Application	PA23/08332
Location	30A St Stephens Hill St Stephens Launceston Cornwall PL15 8HN
Proposal	Replace existing porch with timber framed structure with the existing balustrade refitted in its existing location.
Decision	APPROVED
Town Council	SUPPORT
Application	PA24/01190
Location	Downtowns Dry Cleaners Ltd Unit 3 Southgate Technology Park Quarry Crescent Pennygillam Industrial Estate Launceston Cornwall PL15 7ED
Proposal	Extension to the commercial unit to accommodate investment in new equipment to allow the business to cope with higher volumes
Decision	APPROVED - In terms of air quality, given the existing use of the site is to remain unchanged, and that the Environmental Protection Officer has no objections to the proposal, the works are not considered to result in any unacceptable impact.
Town Council	The Town Council support this application subject to assurances that the ventilation systems will be in keeping with recognised legislation

2405/58

Planning Appeal

It was **resolved** to note the details of the planning appeal for planning application reference PA23/07189 - Listed building consent: Off road parking space with electric vehicle charging point and dropped kerb at 5 St Stephens Hill, St Stephens, Launceston Cornwall PL15 8HN (copy attached)

2405/59

Correspondence and Items to Note

- 1) An update from Tre Kernow regarding town centre property conversion was noted
- 2) It was asked when the grass at Broad Park would be cut
- 3) An update regarding the town centre bollards was noted
- 4) Members were advised to report incidents with the Police so as an overview of incidents could be considered and for action be taken

Next Meeting

The next meeting of the committee will be held on Thursday 13 June 2024

The meeting closed at 8.08pm

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