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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 3 July 2025 at 7.00pm
The Otho Peter Suite, Launceston Town Hall

- Present** Cllrs Gilbert (Mayor), Conway (Deputy Mayor), Anston-Race, Gordon, Harris, Lankston, and Tremain
In attendance: Cllrs Heaton and Soanes
Christopher Drake - Town Clerk
- 2507/26 Apologies**
Apologies for absence were received from Cllr Ranson and Cllr Green who was substituted by Cllr Soanes
- 2507/27 Declarations of Interest**
There were no declarations of interest
- 2507/28 Public Representation**
There were no representations made
- 2507/29 Minutes of the last meetings**
The minutes of the meeting held on 12 June 2025 were signed as a correct record
- 2507/30 Current Planning Applications for comment**
- | | |
|-------------|--|
| 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 objects to this application for the following reasons:
This area already has issues regarding sewerage capacity and additional properties in this location will exacerbate the problem
There are highways concerns and the proposals are contrary to the Cornwall Local Plan.
Whilst the proposal is low density, there is poor parking allowance
There is an overall lack of capacity for proper and required infrastructure
In addition, and whilst not strictly planning concerns, there is a high level of opposition from local residents regarding the proposals and there is no inclusion for the provision of cemetery land, as previously requested by the Town Council |
| Application | PA25/03298 |
| Proposal | Proposed new click and collect parking and two single canopy above finished in Red RAL 3020, with galvanized steel post for support, 16x 1m high black flex bollards for protection, new access gate and door with a ramp for colleague/customer access to the Dotcom area |
| Location | Tesco Stores Ltd Tavistock Road Launceston Cornwall |
| Decision | Support |
| Application | PA25/03616 |
| Proposal | Listed Building Consent to replace the existing chain railing with a powder coated |

Location Decision	zinc railing for the purposes of improving public safety. Currently there is a risk of falling from height which the proposed development will greatly reduce. Dental Dimensions 11 Castle Street Launceston Cornwall Support
Application Proposal	PA25/04127 Non material amendment in relation to Decision Notice PA24/01381 dated 30/08/24 - Change in pitched roof covering materials - Omit proposed use of grey interlocking concrete tiles and replace with natural grey Brazilian Slate to all pitched roofs
Location Decision	Land South Of Tavistock Road Tavistock Road Launceston Application already agreed by Cornwall Council Planning

2507/31

Planning Decisions to Note

It was **resolved** to note the decisions

Application	PA25/02006
Location	1A Castle Street Launceston Cornwall PL15 8AZ
Proposal	Change of use from podiatry surgery back to residential use. Surgery - one room within already residential dwelling
Decision	APPROVED
Town Council	SUPPORT
Application	PA25/03110
Location	1A Castle Street Launceston Cornwall PL15 8AZ
Proposal	Listed Building Consent for Change of use from podiatry surgery back to residential use. Surgery - one room within already residential dwelling
Decision	APPROVED
Town Council	SUPPORT
Application	PA25/02219
Location	Land Adj To Manaton Dunheved Road Launceston Cornwall PL15 9JE
Proposal	New build 3 bedroom detached house
Decision	APPROVED
Town Council	SUPPORT
Application	PA25/00101
Location	5 Ridgemoor Hill Launceston Cornwall PL15 8BT
Proposal	One new self/custom build dwelling
Decision	APPROVED
Town Council	SUPPORT

2507/32

Correspondence and Items to Note

Cllr Lankston raised the matter of verge and hedge cutting being required along Ridgemoor Lane

Next Meeting

The next meeting will be held on Thursday 24 July 2025

The meeting closed at 7.50pm

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