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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 27 November 2025 at 7.00pm
The Guildhall, Launceston Town Hall

Present Cllrs Conway (Deputy Mayor). Anston-Race, Gordon (Vice Chair), Green, Harris, Lankston and Tremain (Chair)
In attendance: Cllrs Soanes and Heaton
Town Clerk

The Committee paused for a moment of reflection prior to the meeting to mark the loss suffered by Cllrs Margaret Young and Nicola Gilbert

2511/45 Apologies
Apologies for absence were received from Cllr Gilbert (Mayor)

2511/46 Declarations of Interest
Cllr Conway declared an interest in planning application PA25/08545 - 67 St Johns Road Launceston Cornwall PL15 7DD and left the meeting and took no part in the discussion or voting on this item
Cllr Gordon declared an interest in planning application PA25/08545 - 67 St Johns Road Launceston Cornwall PL15 7DD and left the meeting and took no part in the discussion or voting on this item

2511/47 Public Representation
There were no representations made

2511/48 Minutes of the last meetings
The minutes of the meeting held on 6 November 2025 were signed as a correct record
The minutes of the Extraordinary meeting held on 11 November 2025 were signed as a correct record

2511/49 Current Planning Applications for comment

Application PA25/08048
Proposal Two Storey Side Extension
Location 30 St Johns Road Launceston Cornwall PL15 7DB
Decision Support

Application PA25/08225
Proposal Works to a Tree within a Conservation Area (TCA) - T1 - Yew tree - Pollard tree at approximately 2m, at height of stem fork due to significant lean and recent cracking at the base.
Location Launceston Castle Castle Street Launceston Cornwall PL15 8AZ
Decision Support

Application PA25/08545
Proposal Proposed first floor extension on top of the existing ground floor extension, providing one additional bedroom to the property.
Location 67 St Johns Road Launceston Cornwall PL15 7DD
Decision Support

Planning Decisions to Note

It was **resolved** to note the decisions

Application	PA25/07385
Location	Manaton Court Dunheved Road Launceston Cornwall PL15 9JE
Proposal	Work to Trees subject to a Tree Preservation Order - T5 (Norway Maple) reduction of 1m with pruning cuts limited to 50mm and the shape retained and T7 (Silver Birch) crown lift both stems to 6m above ground level
Decision	APPROVED
Town Council	SUPPORT - The Town Council supports this application subject to less height being taken from tree T7 (Silver Birch)

The Cornwall Council tree officer was consulted On the application and replied:

Thank you for your consultation. I have no objections to the works proposed to T7 provided that they are completed in accordance with industry best practice as set out in BS3998. However, it is my view that the proposed reduction to T5 will detrimentally affect the tree both from an amenity perspective and physiologically, In consideration of this I cannot support the works to T5. I would be happy to support a much lighter reduction of 1m with pruning cuts limited to 50mm and the shape retained.

The Town Council agreed to support the application with the new description from the tree officer

Application	PA25/06768
Location	Nos 9 And 12 Edymead Court Launceston PL15 9EZ
Proposal	Single storey extension to No. 9 and change of window to external door to No. 12.
Decision	APPROVED
Town Council	SUPPORT

Application	PA25/04762
Location	11 St Stephens Hill St Stephens Launceston Cornwall PL15 8HN
Proposal	Listed building consent for replacement of failed timber beam with steel beam to first floor front internal bedroom wall, associated works and making good.
Decision	APPROVED
Town Council	SUPPORT subject to the proviso that if a wood beam is possible this should be used rather than the metal one proposed. The Town Council were contacted in accordance with the Local Council Protocol and confirmed they agree with a recommendation of approval.

Application	PA25/07655
Location	Manaton Dunheved Road Launceston Cornwall PL15 9JE
Proposal	Non material amendment in relation to decision notice PA25/02219 dated 04/06/2025 to allow:- Air source heat pump added, ground source heat pump omitted, transom added to sitting room window, window widened to bedroom 1, canopy to utility egress omitted, rooflight omitted, photovoltaic panels added, all roofs- finish changed to fibre cement slates, window omitted, window added, photovoltaic panel proportions and orientation amended, natural stone below DPC instead of engineering brick, engineering brick lintels omitted, replaced by render finish, hanging slate omitted, render finish proposed, omission of louvres to gable end of porte cocher, plant room door changed from louvred to solid, permeable hardstanding extended, updated BREEL, Full Sap Calculation, Predicted EPC, Energy Statement, Energy Summary Tool
Decision	APPROVED
Town Council	SUPPORT

Cornwall Council Call for Sites

Members considered Report 27/25 concerning the above (previously circulated)

It was **resolved** that;

- i) the report be noted
- ii) as Launceston is one of only three Areas of Air Quality Management (AQMA) in Cornwall, no further development should be considered within the North of the town until such time as the AQMA issue has been satisfactorily resolved
- iii) the Southern Area Growth Plan needs to be completed in full and not piecemeal and to make use of acquired land and not simply be a linear development adjacent to the road way

2511/52

Consultation on Air Quality Action Plan

The Chair provided an update regarding previous consultations and meetings related to Air Quality in 2019 and 2023 and highlighted the issues around a north south relief road being a requirement and review of previously considered walking and cycling routes and that these may form part of the forthcoming consultation

2511/53

Correspondence and Items to Note

The Chair advised that following advice from Cornwall Planning that they were seeking to approve planning application for PA24/02804 - 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 on Land at Stourscombe Farm, Launceston, that he and Cllr Gordon had requested that the application be considered by the Cornwall Council Planning Committee and not decided on delegated authority.

Next Meeting

The next meeting will be held on Thursday 18 December 2025

The meeting closed at 7.33pm

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