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Launceston Town Council
The Town Hall
Launceston
Cornwall PL157AR

To all members of Planning and Economic Development Committee

Councillors: Gilbert (Mayor), Conway (Deputy Mayor) Anston-Race, Green, Gordon, Harris, Lankston, Ranson and Tremain (Chair)

cc All Councillors; Chair, Chamber of Commerce; C&D Post

You are summoned to a meeting of the Planning and Economic Development Committee on Thursday 27 November 2025 at 7.00pm in the Otho Peter Suites, Town Hall, Launceston

A handwritten signature in black ink, appearing to read 'C. W. Drake'.

Christopher Drake
Town Clerk

21 November 2025

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 meetings

- 1) To confirm and sign the minutes of the meeting held on 6 November 2025 as a correct record
- 2) To confirm and sign the minutes of the Extraordinary meeting held on 11 November 2025 as a correct record

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

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

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

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

6 Planning decisions to note

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 coacher, plant room door changed from louvred to solid, permeable hardstanding extended, updated BREL, Full Sap Calculation, Predicted EPC, Energy Statement, Energy Summary Tool
Decision	APPROVED
Town Council	SUPPORT

7 Cornwall Council Call for Sites

To consider Report 27/25 concerning the above (copy attached)

8 Consultation on Air Quality Action Plan

In December an eight week consultation with stakeholders and residents on the draft air quality action plan will commence. The current action plan was published in 2020 when there were nine Air Quality Management Areas (AQMA) in Cornwall. These are specific areas where air quality fails the relevant national air quality objective, in these cases nitrogen dioxide from traffic. The current action plan has been enacted and the good news is that air quality has been improving in these AQMA's and across Cornwall. In the last 12 months six AQMA's have been revoked (Camelford, Bodmin, Truro, Grampound, St Austell and Camborne-Pool-Redruth) this was due to concentrations of nitrogen dioxide being below the air quality objective for five consecutive years, however three AQMA's remain: Launceston, Tideford and Gunnislake (Note: Gunnislake has been compliant for the last 2 years) therefore the air quality action plan needs to be reviewed to reflect these changes and to ensure that the actions remain relevant and achievable.

The draft Plan includes the following five priorities which have been set out to improve air quality within the AQMAs, and across the Duchy:

1. Reduce transport emissions within AQMAs and across Cornwall
Invest in Cornwall's walking, cycling, public transport, and low-emission vehicle infrastructure to reduce transport emissions and improve air quality across the county.
2. Support behaviour changes through schools and employers
Deliver infrastructure and information improvements that create a safe, accessible, and healthy environment for children and staff walking, cycling, and wheeling to school or work.
3. Strengthen air quality monitoring and improve public accessibility to data
Maintain and expand real-time monitoring networks across AQMAs to track progress, evaluate interventions, and support evidence-led decision making.
4. Integrate air quality into planning and infrastructure
Ensure air quality remains a material consideration in planning decisions, particularly within or near AQMAs.
5. Maintain compliance in Air Quality Areas of Concern (AQACs)
Although Cornwall Council has revoked six AQMAs within the last 12 months, measures will be retained in these AQACs to ensure that air quality objectives continue to be met.

In total there are 20 Cornwall wide and AQMA specific actions; Cornwall wide actions such as improve active travel and public transport will help improve air quality everywhere, this is especially important for recently revoked AQMAs where air quality still needs to improve and not revert back to failure.

The consultation will be open to all stakeholders (residents, businesses, councils) the draft actions are an evolution of the current 2020 action plan since these have been successful in improving area quality. However we welcome comments or suggestions from the consultation, actions need to be achievable and improve air quality within the AQMA's and specifically at the 'hotspot' locations. When the consultation is live please feel free to ask residents and other stakeholders in your area to participate.

8 Correspondence and items to note

Dates of next meetings;
Thursday 18 December 2025
Thursday 8 January 2026
Thursday 29 January 2026