

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 Development Committee

Councillors: Sam Allen, Val Bugden–Cawsey, Dave Gordon (Deputy Mayor), John Harris, Brian Hogan, Jane Nancarrow, Rob Tremain, Jessica Williams, Margaret Young (Town Mayor)
cc All Councillors; Chairman, Chamber of Commerce; Amy Dennis (C&DPost)

You are summoned to a meeting of the Planning and Economic Development Committee on Thursday 28 June 2018 at 7.00 pm in The Town Hall . The agenda is set out below.

Christopher Drake
Town Clerk

22 June 2018

AGENDA

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 written request for a dispensation has been agreed.

3 Public Representation Session

An opportunity for local residents to make representations to the Council 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 7 June 2018 as a correct record

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

Application PA18/02305

Proposal Retention and completion of conversion of garage to a multi-use games room not in accordance with Condition 7 of planning permission 79/0550/OOF/LAU/878 and replacement of guttering, rendering of walls and partial cladding with timber.

Location 34A St Stephens Hill St Stephens Launceston Cornwall

Applicant Mr Julian Lavey

Application PA18/04181

Proposal To replace the existing two single garage doors with one double width garage door set into the combined width opening of the two single garage doors.

Location 14 Exeter Street Launceston PL15 9EQ

Applicant Mr Tim White

Application Proposal **PA18/04501**
Non-material amendment (No. 1) for amendments to windows and doors to South West Elevations and additional windows added to North West Elevation to (PA17/00395) Erection of 2 dwellings on site of previously approved single dwelling (PA14/03760)

Location Hendra House 24 Dunheved Road Launceston PL15 9JG
Applicant Mr Mark Jones Kensey Building Services Ltd

Application Proposal **PA18/04742**
Application for works to tree subject to a Tree Preservation Order - Fell a Horse chestnut

Location 5 Castle Street Launceston PL15 8BA
Applicant Mr Andrew Statton

Application Proposal **PA18/04828**
Works to trees subject to a tree preservation order. Felling of one Ash and a group of Conifers.

Location 1 Edymead Court Tavistock Road Launceston Cornwall
Applicant Mr Alan Brook

Application Proposal **PA18/05144**
Outline planning permission with some matters reserved: Construction of 7no. detached residential dwellings with garages, amenity space and parking.

Location Land South Of Manaton Dunheved Road Launceston Cornwall
Applicant Mr And Mrs Hodgson

Application Proposal **PA18/05225**
Non-material amendment (No. 2) for variation to the design of the apartment block (plots 100-108 affected) as follows: 2 x standard windows at the stairwell as opposed to corner windows; and Flat roof over stairwells as opposed to lean-to roof to (PA15/10721) Proposed development of 118 dwellings with associated parking, roads, infrastructure, drainage, including open space.

Location Former Withnoe Farm Tavistock Road Launceston Cornwall PL15 9LG
Applicant Mr J Grant Wainhomes (South West) Holdings Limited

Application Proposal PA18/05676
Single-storey extension to rear (and part side) to create integral residential annexe. Raised decking area.

Location Marvid Dunheved Road Launceston PL15 9JE
Applicant Mrs M J Screech

6 Cornwall Council – Planning Decisions to note

Application PA18/02983
Location Elmside 12 Roydon Road St Stephens Launceston Cornwall
Proposal Outline planning application for the construction of 2 no residential dwellings including approval of access and layout (all other matters reserved)

Decision **APPROVED**
Town Council **The Town Council supported the original scheme. Cornwall Planning officers advised that they were happy to support the two dwellings proposed within the existing curtilage (plots 2 and 3), but not prepared to support Plot 4. This accords with the pre-application previously provided on this site.**

Policy 3 of the Cornwall Local Plan confirms that the delivery of housing in Launceston will be managed through a site allocations DPD or neighbourhood plan.

The Cornwall site allocations DPD has recently been through an examination and allocates a number of sites for Launceston – which does not include the site of Plot 4 or any of the surrounding land. Plot 4 is a pleasant, green paddock that forms part of a wider network of agricultural land on the north side of Launceston. An approval would make it difficult to resist the development of the wider block of agricultural land which would be contrary to the direction of housing growth for Launceston as set out within the DPD. Furthermore, Planning Officers had concerns regarding the expansion of the town into the countryside in this location and the impact on the landscape character and setting in this part of the town.

In view of the above, it was suggested that Plot 4 be removed from the scheme and if the applicants removed Plot 4, the application would be recommended for approval.

As set out within the Protocol For Local Councils, the Town Council was asked to consider this and the Chairman advised that the Town Council agreed with the recommendation.

Application PA18/04011
Location Land At Rear Of Shooting Park Cottages Race Hill Launceston Cornwall PL15 9BH
Proposal Outline application with all matters reserved for proposed dwelling on land at rear of Shooting Park Cottages
Decision **APPROVED**
Town Council **The Town Council objects to this application as it is not in keeping with surrounding properties, and constitutes to infill development. The Town Council is concerned regarding highways safety due to the restrictive sight lines at the site. In addition water run off from the site could cause drainage issues.**

Application PA18/02913
Location Hay Common
Proposal Advertisement of Trethorne Golf Club
Decision **REFUSED**
Town Council **By reason of its position, size and prominence, the proposed siting of the advert, unrelated from the premise being advertised, would be visually harmful within this residential context. The advert is therefore considered to be poorly placed and would have an significant negative effect on the appearance of the built environment. Furthermore the proposed sign would be located on highways land and is sited in close proximity to the junction of the A388. The advert is therefore considered contrary highway safety and as such is contrary to policies 12 and 27 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraph 67 of the National Planning Policy Framework 2012**
The Town Council objects to this application due to highways concerns as well as the risk of setting precedence for future applications of this type

Application PA18/03643
Location 36 Broad Park St Stephens Launceston Cornwall PL15 8DS
Proposal Demolish domestic garage and erect one new dwelling (resubmission of application PA16/10219)
Decision **APPROVED**
Town Council **SUPPORT**

7 Correspondence and items to note

Dates of the next meeting at 7pm

Thursday 12 July 2018

Thursday 2 August 2018

Thursday 23 August 2018

Thursday 3 September 2018