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Launceston Town Council
The Town Hall
Launceston
Cornwall PL157AR

To all members of Planning and Development Committee

Councillors : Val Bugden–Cawsey, Dave Gordon (Deputy Mayor), John Harris, Brian Hogan, Anna Mitchell, 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 Wednesday 22 November at 7.00 pm in The Ambulance Hall . The agenda is set out below.

Christopher Drake
Town Clerk

16 November 2017

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 12 October 2017 as a correct record

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

Application PA17/09658

Proposal Replace the current conservatory with a new one in the same style and size as the original.

Location Chy An Lur Underhayes Lane St Stephens Launceston

Applicant Christopher Cole

Application PA17/10367

Proposal Tree works to a Beech tree (no.3) subject to a TPO and within a conservation area.

Location Launceston Castle Castle Street Launceston PL15 8AZ

Applicant Mr Chris Bally English Heritage

Application PA17/10553

Proposal Replace verandah railings with galvanised railings. Renew verandah doors and

decks (A) and replace railings to front access ramp and wall (B). Install railing to top of rear boundary wall (C)

Location Flats 1-12 New Northernhay Tower Street Launceston
Applicant Cornwall Council

Application **PA17/10634**
Proposal Replace verandah railings with galvanised railings to building (8 verandahs in total).

Location 23 - 45 Tower Street Launceston Cornwall PL15 8BQ
Applicant Cornwall Council

6 Cornwall Council – Planning Decisions to note

Application **PA17/08855**
Location 2 The Walk Launceston PL15 8BP
Proposal Retrospective Listed Building Consent for re-roofing and works to gutters and downpipes.
Decision **APPROVED**
Town Council **SUPPORT**

Application **PA17/08973**
Location 1 Launceston Retail Park Scarne Industrial Estate Launceston PL15 9DJ
Proposal Proposed enhancements to the front elevation of Unit 2 to include insertion of new glazed shopfronts to three bays, removal of existing entrance sign support gantry and canopy and replace with new, modify existing landscaping in front of new shopfronts and replace with paving to allow maintenance access.
Decision **APPROVED**
Town Council **SUPPORT**

Application **PA17/08162**
Location Land South Of Cedar Grange St Marys Road St Stephens Launceston Cornwall
Proposal Outline application for the construction of up to 30 age restricted (55 years +) Use Class C2 bungalow/chalet bungalow dwellings, warden's office/accommodation, community facilities, open space and footpath connection (details of means of access only all other matters reserved)
Decision **REFUSED for the following reasons:**

- 1. The proposal for sheltered housing is considered to be a C3 use; Policy 3 of the Cornwall Local Plan is therefore germane to the determination of the scheme. It states that the delivery of growth on green field sites in main towns will be managed through site allocations in order to ensure that growth is genuinely plan-led. Allocations for Launceston will be undertaken through the Cornwall Site Allocations Development Plan Document. The application site is not a proposed allocated site for development. Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The residents of the development are likely to have a high level of reliance upon private vehicles to which considerable weight is attached in assessing the sustainability of the proposal and there would be landscape harm. These identified harmful impacts along with the conflict with the development plan means that the proposal cannot be considered as sustainable development. The proposal is thereby contrary to the Development Plan as a whole and specifically Policies 1, 3, 23 and 27 of the Cornwall Local Plan and the guidance contained within paragraphs 2, 7, 11, 17, 30, 34, 109, 132 and 134 of the National Planning Policy Framework 2012 and Manual for Streets and the Institute of Highways and Transportation Guidance 'Providing for Journeys On Foot'.**

Town Council **The Town Council continues to object to this application due to access and egress issues, highways concerns and that the proposals do not form part of the designated Local Plan**

Application **PA17/08271**

Location 1 - 18 Northgate Place Launceston Cornwall PL15 8BE

Proposal Replace all the existing external guardrails to the galvanised railings.

Decision **APPROVED**

Town Council **SUPPORT**

Application **PA17/09022**

Location 3 Ridgemoor Hill Launceston PL15 8BT

Proposal Two-storey extension

Decision **APPROVED**

Town Council **SUPPORT**

8 Correspondence and items to note

Dates of the next meeting at 7pm

Wednesday 13 December 2017

Thursday 11 January 2018

Thursday 25 January 2018

Thursday 15 February 2018