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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 Thursday 12 October at 7.00 pm in The Town Hall . The agenda is set out below.**

Christopher Drake  
Town Clerk

6 October 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 20 September 2017 as a correct record

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

**Application PA17/07436**

**Proposal** Listed Building Consent for timber treatment throughout the house and other various works.

**Location** 2 The Walk Launceston Cornwall PL15 8BP

**Applicant** Margery Franklin

**Application PA17/08661**

**Proposal** Application for alteration of building to provide additional vets office, larger partners office, accounts office and overnight staff accommodation for two staff

**Location** The Castle Veterinary Centre Pennygillam Way Pennygillam Industrial Estate Launceston

**Applicant** The Castle Veterinary Centre

**Application PA17/08740**

**Proposal** Proposed Roof over Existing Dung Store

**Location** St Leonards Equitation Centre St Stephens Launceston Cornwall

<b>Applicant</b>	Mr A Reeve
<b>Application Proposal</b>	<b>PA17/08271</b> Replace all the existing external guardrails to the galvanised railings.
<b>Location</b>	1 - 18 Northgate Place Launceston Cornwall PL15 8BE
<b>Applicant</b>	Cornwall Council
<b>Application Proposal</b>	<b>PA17/08855</b> Retrospective Listed Building Consent for re-roofing and works to gutters and downpipes.
<b>Location</b>	2 The Walk Launceston PL15 8BP
<b>Applicant</b>	Ms Horgan
<b>Application Proposal</b>	<b>PA17/08973</b> 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.
<b>Location</b>	1 Launceston Retail Park Scarne Industrial Estate Launceston PL15 9DJ
<b>Applicant</b>	Mr Tom Pinder
<b>Application Proposal</b>	<b>PA17/08992</b> Proposed porch, rear extension and decking.
<b>Location</b>	19 Broad Park St Stephens Launceston PL15 8DS
<b>Applicant</b>	Mr And Mrs G Duckworth
<b>Application Proposal</b>	<b>PA17/09022</b> Two-storey extension.
<b>Location</b>	3 Ridgegrove Hill Launceston PL15 8BT
<b>Applicant</b>	Mr And Mrs Harrison
<b>Application Proposal</b>	<b>PA17/09258</b> Works to tree in a Conservation Area - namely - Fell Weeping Ash (T1) due to unstable large cavity. Discussion with church and Tree Inspection completed. Church are not happy to mitigate reduction work over likely hood of failure and have requested to Fell and Re-Plant.
<b>Location</b>	Church Of St Mary Magdalene Church Street Launceston PL15 8AW
<b>Applicant</b>	Mrs Heather Letts

## 6 Cornwall Council – Planning Decisions to note

<b>Application</b>	PA17/05770
<b>Location</b>	31 Dunheved Road Launceston Cornwall PL15 9JF
<b>Proposal</b>	Conversion of existing garage to a single storey annexe with habitable loft space
<b>Decision</b>	APPROVED
<b>Town Council</b>	The Town Council objects to this application as access is via a narrow lane and there are concerns in regards to emergency vehicles being able to access a separate habitable dwelling

*Cornwall Council Planning Officers noted the Town Council objected to this application and it was their intention to recommend the scheme for refusal based on the use of the building as a separate dwelling representing a cramped form of overdevelopment that would provide poor quality living accommodation for future occupiers. However, the applicant has confirmed that he is not in fact seeking permission for the use of the building as a separate dwelling, but in fact is seeking planning permission for use as an annexe to the main dwelling for occupation by elderly parents. It appears there was confusion over the description of the development when the application was registered, which resulted in the development being referred to as a dwelling rather than an annexe. Officers have amended the description of development to the following:*

*“Conversion of existing garage to a single storey annexe with habitable loft space”*

*On the basis that the proposal is for an annexe and not a separate dwelling, officers are content with the proposed development and to recommend it for approval and will seek to condition the annexe for occupation only by members of the family or non-paying guests of 31 Dunheved Road. On the basis of this use, Planning Officers don't envisage traffic movements to and from the site will increase.*

*As the Town Council raised an objection to the application, we had three options In accordance with the Protocol for Local Councils and having liaised with the chairman it was agreed that the Council agree to disagree.*

**Application** PA17/07122  
**Location** Launceston Retail Park Scarne Industrial Estate Launceston Cornwall PL15 9DJ  
**Proposal** Advert Consent: New signs to be added to existing retail park free standing totem sign  
**Decision** APPROVED  
**Town Council** SUPPORT

**Application** PA17/07606  
**Location** Land Southeast Of Dockacre Court Dockacre Road Launceston Cornwall  
**Proposal** Demolition of the existing detached single storey double garage with change of use of the informal site to residential use and erection of two storey traditional 2-3 bedroom dwelling  
**Decision** APPROVED  
**Town Council** The Town Council objects to this application due to highways concerns regarding the access and egress to/from the site

*Cornwall Council Planning Officers noted the Town Council objected to this application due to highways concerns regarding the access and egress to/from the site. Planning Officers consulted with the Council's Highways Officer who advised they had no objections. His comments are as follows;*

*Following assessment, given current use of the land, the reduction to a single parking space is likely reduce vehicle movements associated with the site, consequently, no objection is raised. The Highway Structures Team have been consulted and they have advised that proposal does not require Transport Assessment or any condition, as the development does not affect the highway. Given the sensitive and constrained position of the site, it is likely works will have to take place from the public highway. A condition seeking, and compliant implementation of a Traffic Management Plan should be considered. The applicant should also be advised that any works/traffic management required on public highway will also require the separate consent/licence of the Local Highway Authority. An informative to this effect should be placed on decision notice.*

*As the Town Council raised an objection to the application, we had three options In accordance with the Protocol for Local Councils and having liaised with the chairman it was agreed that the Council agree to disagree.*

## **7 Correspondence and items to note:**

### **Dates of the next meeting at 7pm**

Thursday 2 November 2017  
Thursday 23 November 2017  
Thursday 14 December 2017  
Thursday 11 January 2018