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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 2 November 2017 at 7.00pm
The Otho Peter Suite, Launceston Town Hall

Present Cllrs, Allen, Conway, Gordon (Deputy Mayor), Hogan, Nancarrow
In attendance: Christopher Drake (Town Clerk)

1711/01 Apologies
Apologies for absence were received from Cllrs Bugden-Cawsey (substituted by Cllr Allen), Mitchell, Harris, Tremain, Williams (substituted by Cllr Conway) and Young (Town Mayor)

1711/02 Declarations of Interest
Cllr Allen declared a non Registerable Pecuniary interest in Planning Application 17/09547 – Land North of Chapel Park Terrace, Chapel Park, Launceston PL15 8AW

The Committee granted a dispensation under Section 31(4) of the Localism Act 2011 to allow Cllr Allen to remain in the Chamber when this matter was discussed and vote on the application as to not do so would impede the transaction of business as the committee would have fallen inquorate

1711/03 Public Representation
Mrs B Parish spoke about Planning Application reference 17/09517 – Land North of Upper Chapel and expressed concerns in regards to drainage as the lie of the land will cause water run off and the area already suffers from flooding issues which will be compounded by the introduction of hardstanding associated with any housing development. Local residents already have issues regarding soakaways and the site is mainly clay based which is not conducive to drainage.

There are highways concerns as to how works vehicles will access the proposed site as surrounding roads are unsuitable to heavy good vehicles and the proposed access and egress from the site is directly onto Meadowside. Local traffic issues have not been considered as part of the highways proposals

1711/04 Minutes of the last meetings
The minutes of the meeting held on 12 October 2017 were signed as a correct record

1711/05 Current Planning Applications for comment

Application Proposal	PA17/09517 Mixed use development to provide 140 dwellings (to include up to 40% affordable), open space and landscaping including a local equipped area of play, new vehicular and pedestrian access off Upper Chapel, extension to existing cemetery, car park and associated landscape, parking, engineering (including ground modelling) works, site reclamation (including demolition) and infrastructure (reserved matters for appearance, landscaping, layout and scale following outline approval PA14/08184)
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Location Land North Of Upper Chapel Tresmarrow Road Launceston Cornwall
Applicant Mr Andy Birch Hallam Land Management Ltd
Decision **The Town Council wishes to raise objections in regards to the following concerns:**

Drainage - The planning site and surrounding residential roads already suffer from flooding issues due to water run off, and development at the site will only increase this problem. In addition the land appears to be mainly clay based , which is not conducive to drainage. Robust measures are required to ensure that any flooding risk is minimised

Highways - The surrounding roads are not suitable for the heavy goods vehicles that will need to access the site during the development. The access and egress to the site leads straight into Meadowside, and the Council is concerned that the proposed visibility splays are too small, making this a highways concern. In addition, local traffic movements have not been considered as part of the application.

The proposed cemetery needs its own separate entrance and secured parking

The Town Council also requests that;

Any green open space at the site needs to be safeguarded with a covenant, protecting it from future development

During development of the site, works vehicle movements must be restricted to outside of those times when access is required to the school - namely from 8.00am-9.30am; 12.00pm-1.00pm; 3.00-4.00pm

Application PA17/09547
Proposal Application for a Non Material Amendment to PA17/03195 dated 12th June 2017 for the for the erection of 5 detached dwellings with attached garages and vehicular access namely to form larger turning area at the top of Hammerhead to 16m x 16m
Location Land North Of Chapel Park Terrace Chapel Park Launceston Cornwall PL15 7DG
Applicant Mr Mike Stevenson Stevenson Homes Ltd
Decision **The Town Council agrees with Cornwall Council that this application needs a full material planning application to be submitted**

Application PA17/09584
Proposal Removal of existing ground floor single storey area to be rebuilt and incorporated in to the erection of a two storey rear extension off-set by 1.75m from the NW boundary together with associated works.
Location 39 Trecarrell Launceston PL15 9DE
Applicant Mr William Cohen The Oakley Construction Group Ltd
Decision **The Town Council supports this application**

Application PA17/09636
Proposal Works to various trees subject to a tree preservation order.
Location Manaton Dunheved Road Launceston PL15 9JE
Applicant Mr Peter Hodgson

Decision **The Town Council supports this application apart from in the following areas:**

We object to the removal of the Red Cedar and request that only the middle semi mature Sycamores be removed, leaving the outer two in situ.

1711/06

Planning Decisions noted

It was **resolved** to note the following planning decisions

Application **PA17/07091**

Location 2 Woburn Road Launceston PL15 7HL

Proposal Proposed single and first floor extensions

Decision **APPROVED**

Town Council **SUPPORT**

Application **PA17/08163**

Location Manaton Court, Development Manager's Office Dunheved Road Launceston Cornwall PL15 9DR

Proposal Tree works to a Silver Birch tree subject to a TPO.

Decision **APPROVED**

Town Council **The Town Council supports this application subject to only the single limb being removed from the tree and the work being undertaken by a recognised qualified person/s**

Application **PA17/08233**

Location Half Acre Underhayes Lane St Stephens Launceston Cornwall

Proposal Works to a tree subject to a tree preservation order. Felling of mature Larch.

Decision **APPROVED**

Town Council **SUPPORT**

Application **PA17/04321**

Location 14 Westgate Street Launceston PL15 7AG

Proposal Listed building consent for installation of new wireless access points within the branch; these devices provide access to wireless internet access within the site

Decision **APPROVED**

Town Council **SUPPORT**

Application **PA17/07473**

Location Number One Business Centre Western Road Launceston Cornwall PL15 7FJ

Proposal Application for Consent to display a Monolith advertisement sign with double sided LED interactive screen

Decision **APPROVED**

Town Council **SUPPORT**

Application **PA17/07750**

Location Unit 2 Launceston Retail Park Scarne Industrial Estate Launceston Cornwall PL15 9DJ

Proposal Installation of air conditioning

Decision **APPROVED**

Town Council **SUPPORT**

Application PA17/07751
Location Unit 2 Launceston Retail Park Scarne Industrial Estate Launceston Cornwall PL15 9DJ
Proposal Application for the display of 9 internally illuminated static advertisement signs; 3 no. signs over entrance, 3 no. signs on each of the windows to front elevation and 3 no. signs to left hand side of front elevation
Decision APPROVED
Town Council SUPPORT

Application PA17/08740
Location St Leonards Equitation Centre St Stephens Launceston Cornwall PL15 9QR
Proposal Proposed Roof over Existing Dung Store
Decision APPROVED
Town Council SUPPORT

Application PA17/09258
Location Church Of St Mary Magdalene Church Street Launceston PL15 8AW
Proposal 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
Decision Decided not to make a TPO (TCA apps)
Town Council SUPPORT

Application PA17/08661
Location The Castle Veterinary Centre Pennygillam Way Pennygillam Industrial Estate Launceston Cornwall
Proposal Application for alteration of building to provide additional vets office, larger partners office, accounts office and overnight staff accommodation for two staff
Decision APPROVED
Town Council SUPPORT

1711/07

Brownfield Register Consultation

Members considered Report 13/17 concerning the above (previously circulated)

It was **resolved** that the following responses be submitted;

- A. **Is the site suitable for residential development?**
Yes – providing that adequate parking is maintained for staff as well as providing parking for any residential development
- B. **Is the site available for residential development?**
Yes
- C. **Is the site achievable for residential development?**
Yes
- D. **Is the suggested capacity range appropriate?**
The Town Council requests that a maximum of 25 dwellings be considered, which should include an aspect of affordable housing
- E. **Are there any other issues you wish to raise?**
The Council would seek assurances that affordable housing will be provided

1711/08

Correspondence and items to note

The following correspondence was noted:

- The Quarterly Planning Enforcement Report
- Planning Newsletter
- Updates regarding the submission of the Cornwall Minerals Safeguarding and Cornwall Site Allocations Development Plans
- Proposed road closures at Church Street and Quarry Crescent

Next Meeting

The next meeting of the committee will be held on Wednesday 22 November 2017 at 7pm.

The meeting closed at 7.45pm

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