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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 Wednesday 22 November 2017 at 7.00pm
The Otho Peter Suite, Launceston Town Hall

Present Cllrs, Budgen-Cawsey, Allen, Gordon (Deputy Mayor), Hogan, Nancarrow, Tremain, Williams and Young
In attendance: Christopher Drake (Town Clerk)

1711/47 Apologies
Apologies for absence were received from Cllrs Harris and Mitchell (substituted by Cllr Allen)

1711/48 Declarations of Interest
Cllr Young declared a non Registerable Pecuniary interest in Planning Application 17/09658 - Chy An Lur Underhayes Lane St Stephens Launceston

1711/49 Public Representation
There were no members of the public present

1711/50 Minutes of the last meetings
The minutes of the meeting held on 2 November 2017 were signed as a correct record

1711/51 Current Planning Applications for comment

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
Decision **The Town Council supports this application**

Cllr Young left the meeting and took no part in the debate or the voting of the above application

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
Decision **The Town Council supports this application**

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
Decision **The Town Council supports this application**

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
Decision **The Town Council supports this application**

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Planning Decisions noted

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

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

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Correspondence and items to note

The following correspondence was noted:

- The weekly Enforcement Report

Next Meeting

The next meeting of the committee will be held on Wednesday 13 December 2017 at 7pm.

The meeting closed at 7.45pm

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