

Town Clerk C W Drake  
Telephone 01566 773693  
[admin@launceston-tc.gov.uk](mailto:admin@launceston-tc.gov.uk)  
[www.launceston-tc.gov.uk](http://www.launceston-tc.gov.uk)



Launceston Town Council  
The Town Hall  
Launceston  
Cornwall PL157AR

**MINUTES OF THE MEETING OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE**  
**held on Thursday 28 June 2018 at 7.00pm**  
**The Otho Peter Suite, Launceston Town Hall**

- Present** Cllrs, Gordon (Deputy Mayor), Harris , Hogan, Nancarrow, Tremain (Chairman), Williams,  
In attendance: Christopher Drake (Town Clerk)
- 1806/36 Apologies**  
Apologies for absence were received from Cllrs Young (Town Mayor), Bugden-Cawsey and Allen
- 1806/37 Declarations of Interest**  
All cllrs present declared an interest in planning application 18/04742 – 5 Castle Street
- 1806/38 Public Representation**  
There were no members of the public present
- 1806/39 Minutes of the last meetings**  
The minutes of the meeting held on 7 June 2018 were signed as a correct record
- 1806/40 Current Planning Applications for comment**
- |                             |  |
|-----------------------------|--|
| <b>Application Proposal</b> | <b>PA18/02305</b><br>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. |
| <b>Location</b>             | 34A St Stephens Hill St Stephens Launceston Cornwall   |
| <b>Applicant</b>            | Mr Julian Lavey  |
| <b>Decision</b>             | <b>The Town Council supports this application subject to a non-residential condition being placed</b>  |
| <b>Application Proposal</b> | <b>PA18/04181</b><br>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.   |
| <b>Location</b>             | 14 Exeter Street Launceston PL15 9EQ   |
| <b>Applicant</b>            | Mr Tim White   |
| <b>Decision</b>             | <b>Support</b>   |
| <b>Application Proposal</b> | <b>PA18/04501</b><br>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              |

**Location** dwelling (PA14/03760)  
**Applicant** Hendra House 24 Dunheved Road Launceston PL15 9JG  
**Decision** Mr Mark Jones Kensey Building Services Ltd  
**Support**

**Application** **PA18/04742**  
**Proposal** 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

**\*As all members had declared an interest in this application, the meeting was not quorate and therefore the application was not considered\***

**Application** **PA18/04828**  
**Proposal** 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  
**Decision** **Support**

**Application** **PA18/05144**  
**Proposal** 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

**Decision** **Support**

**Application** **PA18/05225**  
**Proposal** 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

**Decision** **Support**

**Application** **PA18/05676**  
**Proposal** 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

**Decision** **Support**

1806/41

#### Planning Decisions noted

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

**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**  
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 a 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

**Town Council** 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**

1806/42

**Correspondence and items to note**

There were no items of correspondence

**Next Meeting**

The next meeting of the committee will be held on Thursday 12 July 2018 at 7pm.

The meeting closed at 7.14pm

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

