

Town Clerk C W Drake
Telephone 01566 773693
admin@launceston-tc.gov.uk
www.launceston-tc.gov.uk



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 29 June 2017 at 7.00 pm in the Otho Peter suite. The agenda is set out below.

Christopher Drake
Town Clerk

23 June 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 8 June 2017 as a correct record

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

Application PA17/04472

Proposal

Listed building consent for renovation of existing warehouse building, restoring to original 3 unit layout for use as retail units and office space including new shop fronts. (Revised design to PA16/06677 dated 07/09/16 to include the replacement of deteriorated slate hanging to south elevation of 3 Madford Lane with second hand Delabole slate).

Location

3-4 Madford Lane Launceston PL15 9EB

Applicant

Mr Daniel Marsh

Application PA17/04902

Proposal

Variation of condition 2 (approved plans condition) in respect of decision notice PA12/12067 dated 12/04/13

Location

Scarne Farm Hurdon Road Launceston PL15 9LR

Applicant

Mr Gareth Davies Clean Earth Energy Ltd

Application PA17/05258
Proposal Non-material amendment (No. 1) Amendment to approved delivery hours for (E1/2001/0582) Erection of food and non food retail court [card 0183 lau]
Location Launceston Retail Park Scarne Industrial Estate Launceston Cornwall PL15 9DJ
Applicant Metric Property Launceston Limited

Application PA17/05341
Proposal Change of house type to plot 4 to include accommodation above the garage.
Location 4 Chapel Close Launceston Cornwall PL15 7FL
Applicant Mr John Brenton Kernow Homes (SW) Ltd

6 Cornwall Council – Planning Decisions to note

Application PA17/03195
Location Land North Of Chapel Park Terrace Chapel Park Launceston Cornwall PL15 7DG
Proposal Erection of 5 detached dwellings with attached garages and vehicular access
Decision **APPROVED**
Town Council **SUPPORT**

7 Cornwall Site Allocations Development Plan Document (DPD) Submission Consultation (June 2017) (Regulation 19/20 Consultation)

The Site Allocations DPD contains proposed site allocations in ten of Cornwall's main towns, and two eco-community sites, highlighting locations for development over the period to 2030, in order to deliver the targets for housing, employment and retail that are set out within the Cornwall Local Plan. The document also sets out a vision and strategy for each town along with strategic infrastructure requirements.

Attached as Appendix 1 to this agenda is the Launceston Town Framework Plan which sets out the vision for the future sustainable growth and regeneration of Launceston.

Attached as Appendix 2 to this agenda is the Committee response to the Preferred Options version of the Allocations DPD in November 2016 and the additional comments made to the amended document in January 2017.

Attached as Appendix 3 is the St Stephen's Traffic Survey compiled by Cllr Budgen-Cawsey for consideration for inclusion as part of the Town Council's response

All associated documents and supporting evidence can be viewed in full at www.cornwall.gov.uk/allocationsplan

8 Correspondence and items to note:

1. Any correspondence received prior to the meeting

Dates of the next meeting at 7pm

Thursday 20 July 2017
Thursday 10 August 2017
Thursday 31 August 2017
Thursday 21 September 2017

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MINUTES OF THE MEETING OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE
held on Thursday 8 June 2017 at 7.00pm
The Otho Peter Suite, Launceston Town Hall

Present Cllrs Bugden-Cawsey, Conway, Gordon (Deputy Mayor), , Hogan, Mitchell, Nancarrow, Tremain (Chairman), Williams, Young (Town Mayor),
In attendance: Cllr Allen
Christopher Drake (Town Clerk)

1706/17 Apologies
Apologies for absence were received from Cllr Harris who was substituted by Cllr Conway

1706/18 Declarations of Interest
Cllr Conway declared an interest in planning application 17/04016 – Abbots Priory Yard, Riverside
Cllr Nancarrow declared an interest in planning application 17/05069 – St Thomas the Apostles Church, Riverside

1706/19 Public Representation
There were no public present at the meeting

1706/20 Minutes of the last meetings
The minutes of the meeting held on 18 May 2017 were signed as a correct record subject to the amendment that Mr Penhale was not in attendance at the meeting and Cllr Mitchell was in attendance

1706/21 Current Planning Applications for comment

Application	PA17/04016
Proposal	Proposed erection of 8no. dwellings and associated infrastructure on previously approved land.
Location	Abbots Priory Yard Riverside Launceston
Applicant	Mr R Martin Hekla Ltd
Decision	The Town Council requests that a full archaeological survey investigation be undertaken before the commencement of any works as the site is of significant historical interest within Cornwall

In addition the Town Council requests further background information in regards to proposals for the site

Cllr J Conway declared an interest in planning application 17/04016 and left the Chamber and took no part in the debate or voting

Application PA17/04020
Proposal Change of house type to Plot 3 from a 3 bedroom house to a 4 bedroom house.
Location Chapel Garage Chapel Close Launceston Cornwall
Applicant Mr John Brenton Kernow Homes (SW) Limited
Decision **Supported**

Application PA17/04587
Proposal Non-material amendment for the replacement of deteriorated slate hanging to the south elevation with second hand delabole slate to PA16/06676
Location 3-4 Madford Lane Launceston PL15 9EB
Applicant Mr Daniel Marsh
Decision **Supported**

Application PA17/05069
Proposal Work to tree within a Conservation Area – namely
T1 - Ash with Cavity -to fell
T2 and Group 2 - Sycamores reduce by 3 meters on all to retain a balanced canopy through the group.
Tree 10 (in Group1) - Lime on the end of Group 1, closest to the Power line 25% thin of the crown.
Group 1- Limes, 4 meter crown lift measuring from the graveyard side, and removal of any rubbing or crossing branches.
T13 - Sycamore (In Group 2), removal of the leaning large stem over the properties behind.
Location St Thomas The Apostles Church Riverside Launceston PL15 8DH
Applicant Mrs Pam Parnell
Decision **T1 - Supported**
T2 and Group 2 - Objection
Tree 10 (in Group1) - Supported
Group 1- Supported
T13 – Supported

Cllr J Nancarrow declared an interest in planning application 17/05069 and left the Chamber and took no part in the debate or voting

1706/22

Planning Decisions noted

It was resolved to note the following planning decisions

Application PA17/02426
Location Duke Terrace 4 St Stephens Hill Launceston Cornwall PL15 8HJ
Proposal Conversion of detached garage into office space. Glass link to log store. Internal repairs to main dwelling.
Decision **APPROVED**
Town Council The Town Council objected to this application as it is a commercial enterprise being set up within a residential area and is not in keeping

1706/23

Launceston Pedestrian / Cycle Improvements and Traffic Management Measures

Members considered Report 07/17 regarding the above (previously circulated) and it was resolved that;

- i) The report be noted

- ii) That Cormac Solutions be invited to a future meeting of the Planning committee to discuss the proposals and that the previous proposals submitted by the Town Council be included as part of any future consultation

1706/24

Correspondence and items to note

There were no items to note

Next Meeting

The next meeting of the committee will be held on Thursday 29 June 2017 at 7pm.

The meeting closed at 8.13pm

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

Application History – Thursday 29 June 2017

Details of any relevant planning history related to applications on the agenda for 29 June 2017 are listed below

PA17/04472

Reference	PA16/06676
Application Validated	Mon 25 Jul 2016
Address	3-5 Madford Lane Launceston PL15 9EB
Proposal	Renovation of existing warehouse building, restoring to original 3 unit layout for use as retail units and office space including new shop fronts
Decision	Approved with conditions
Town Council comments	Launceston Town Council supports this application.

Reference	PA16/06677
Application Validated	Mon 25 Jul 2016
Address	3-5 Madford Lane Launceston PL15 9EB
Proposal	Listed building consent for renovation of existing warehouse building, restoring to original 3 unit layout for use as retail units and office space including new shop fronts
Decision	Approved with conditions
Town Council comments	Launceston Town Council supports this application

Reference	PA17/04587
Application Validated	Wed 24 May 2017
Address	3-4 Madford Lane Launceston PL15 9EB
Proposal	Non-material amendment for the replacement of deteriorated slate hanging to the south elevation with second hand delabole slate to PA16/06676
Decision	Approved unconditional
Town Council comments	Launceston Town Council support this application

PA17/04902

Reference	PA12/12067
Application Validated	Mon 24 Dec 2012
Address	Land East Of Hurdon Road Hurdon Road Launceston Cornwall
Proposal	2Siting of a single 500 kW wind turbine with a maximum hub height of 50 m and maximum height to tip of 77 m, with three blades and a rotor diameter of 54m, along with associated infrastructure

Decision Approved with conditions
Town Council comments Launceston Town Council support this application

Reference **PA16/01845**
Application Validated Fri 26 Feb 2016
Address Scarne Farmhouse Hurdon Road Launceston Cornwall PL15 9LR
Proposal Conversion of the farmhouse dairy and service rooms into utility and artists studio.
Decision Approved with conditions
Town Council comments Launceston Town Council support this application

Reference **PA16/01846**
Application Validated Fri 26 Feb 2016
Address Scarne Farmhouse Hurdon Road Launceston Cornwall PL15 9LR
Proposal Listed building consent for conversion of the farmhouse dairy and service rooms into utility and artists studio
Decision Approved with conditions
Town Council comments Launceston Town Council support this application

PA17/05341

Reference **PA13/05904**
Application Validated Mon 22 Jul 2013
Address Chapel Yard Chapel Hill Launceston Cornwall PL15 7BY
Proposal Erection of 4 two storey houses.
Decision Approved with conditions
Town Council comments Launceston Town Council support this application
SUBJECT to a contribution to affordable housing being made and the retention of the open space to the front of the site , with a suitable bench to be provided. A nomination form to retain part of this site as an asset of community value has been made.

Reference **PA15/11157**
Application Validated Thu 26 Nov 2015
Address Former Garage Site Garage Chapel Hill Launceston Cornwall PL15 7BY
Proposal Application for approval of reserved matters following outline approval PA13/05904 for the Erection of 4 no two storey detached houses with integral garages and parking.
Decision Approved with conditions

Town Council comments Launceston Town Council support this application on the condition the request for a small parcel of amenity land , to provide a community seat , is addressed