

LISKEARD TOWN COUNCIL

MINUTES of the **PLANNING COMMITTEE MEETING** held in the Council Chamber on Tuesday 2 June 2015 at 6.45 pm

PRESENT

The Mayor - Councillor Phil Seeva

The Deputy Mayor - Councillor Jane Pascoe - in the Chair

Councillors: Sally Hawken, Adam Hodgkins, Anne Purdon, James Shrubsole, Lorna Shrubsole and Christina Whitty

Also in attendance - Councillor Roger Holmes

Town Clerk: Steve Vinson

Minute Clerk: Stuart Houghton

Members of the Public: Denise Larnar and Ray Meadows, Paul Stephens, Nick Burt and Graham Burt, Absolute Architects representing J. D. Weatherspoons.

The Chairman advised those present of Housekeeping matters and reminded all that the meeting would be recorded.

16/15 APOLOGIES

An apology was received from Councillor Joe Poulson

17/15 ELECTION OF CHAIRMAN OF COMMITTEE FOR THE FORTHCOMING YEAR

Councillor Purdon proposed, Councillor Hodgkins seconded that Councillor Pascoe be re-elected as Chair of the Committee.

There being no other nominations Councillor Pascoe was elected as Chair of the Planning Committee for the 2015 - 2016 year.

18/15 ELECTION OF DEPUTY CHAIRMAN OF COMMITTEE FOR THE FORTHCOMING YEAR

Councillor Pascoe proposed, Councillor Hodgkins seconded that Councillor Whitty be re-elected as deputy Chair of the Committee.

There being no other nominations Councillor Whitty was elected as Deputy Chair of the Planning Committee for the year 2015 - 2016.

19/15 DECLARATIONS OF INTERESTS REGISTERABLE OR NON REGISTERABLE

The Chairman declared an interest in planning application PA15/03888 and would leave the room when this item was discussed.

20/15 MINUTES OF THE MEETING HELD ON TUESDAY 19 MAY 2015

Councillor J. Shrubsole proposed, Councillor Hodgkins seconded and the Committee **APPROVED** the Minutes of the meeting of the Planning Committee held in the Council Chamber at 6.45 pm on Tuesday 19 May 2015.

21/15 MATTERS ARISING FROM THE MINUTES

None.

22/15 PUBLIC SPEAKER

Councillor Pascoe left the meeting at 6.52 pm.

Paul Stephens addressed the meeting to explain the rationale behind the design of the planning application for the proposed J. D. Weatherspoon development.

They were aware of the proximity of the historic Stuart House and had considered this in the design, the boundary treatment was sympathetic and there were no proposed windows on the first floor overlooking the adjacent building. A meeting had been held with representatives of Stuart House to discuss the boundary and access for maintenance; some changes to the design had been agreed.

The proposals were very similar to those approved in 2008; it had been a challenge to design a functional building that would not have an adverse impact on the area. The internal design had the bar area to the rear so that the drinking area would be away from the frontage and the dining area placed at the front. The kitchen and cellar would be on the first floor and the terrace would have a toughened glass frontage.

To reduce noise from the necessary equipment, all heating, cooling and extractors had been mounted in the roof space which was soundproofed, only small louvers would be visible. The equipment to be installed would be up to date and quiet in operation.

It had been kept as far back from the boundaries as possible and the materials and colours chosen to offer a light appearance. Waste storage would be beneath the fire escape on the Stuart House side of the building; this area would also be gated to prevent the public from accessing Stuart House garden and the rear of this development. The only access to the beer garden would be through the bar area.

In response to a question about the ridge height, he responded that the proposal was similar to that previously approved. The pitch of the roof might be able to be reduced, but the height shown was needed for headroom in the plant room which was in the roof space.

In response to a question about deliveries, he replied that they intended to use the existing old garage entrance; this would need to be agreed with the Planning Officer and a report would be submitted by highways.

In response to a question about food odour, he replied that a carbon filter would be installed in the plant room. It was the most efficient and up to date equipment that would be used.

J. D. Weatherspoons had a zero tolerance policy, the whole building would be covered by CCTV, the large screen televisions would only have sound for special events such as the cup final and the periods of time for the summer doors to be open would be agreed with the planning officer. They were aware of the historical aspects of the Town, the interior decoration would include this.

Finally Councillors stated that a public consultation was being made to gauge opinion about the buildings impact on the streetscape.

Councillor Whitty thanked the representatives of J. D. Weatherspoons for attending the meeting and explaining the proposal.

23/15 CORRESPONDENCE

The Town Clerk reported that a public exhibition would be held in the Public Hall on Tuesday 9 June 2015 by Wain Homes for their proposed development behind the Liskeard hospital. Councillors were invited to attend between 1.00 pm and 2.00 pm, the exhibition would then be open to the public from 2.00pm to 7.00 pm.

Councillor J. Shrubsole reported that a letter had been sent to the Council to inform it that the Co-op had installed a grey cabinet on the mosaic wall in Barras Street, which obstructed the pavement.

Councillor Hawken had spoken to the Co-op about this, they had responded that it had been installed to prevent staff carrying heavy items thorough the shop.

It was agreed that this item would be added to the Agenda of the next Planning Committee meeting.

24/15 APPLICATIONS FOR CONSIDERATION

PA15/03888 - J. D. Weatherspoon, Taylors Garage, Barras Street

Listed Building consent for the proposed demolition of disused fuel station and associated buildings and construction of new public house development (A4 use) and associated works.

To receive the application with a view to making a decision on the 16 June 2015.

The Town Clerk said that tonight's presentation had provided helpful information; the Neighbourhood Plan consultation would end on the 9 June 2015, the result of the consultation would be available for the next planning meeting.

Councillors commented that;

- The site needed to be developed
- It would increase footfall in the Town
- It would increase employment
- It would improve the streetscene

Councillors were reminded that this application was for Listed Building Consent only, they had to consider the impact of the proposal on the Listed Buildings in the Town.

Councillor Pascoe was asked to rejoin the meeting.

PA15/03762 - Mr & Mrs H. Kilgour, 8 Thorn Terrace

Single story side extension to domestic garage which is to be built on the existing parking space.

Councillor Purdon proposed, Councillor Hodgkins seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **SUPPORT** the application.

PA15/04539 - Mrs S. Cox, 3 Moorland Close

Rear extension and alterations to front porch.

Councillor Hodgkins proposed, Councillor L. Shrubsole seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **SUPPORT** the application.

PA15/04586 - Mr Peter Sapsed, 60 Trevanion Road

Works to trees subject to a Tree Preservation Order, Pollard Ash to 10 m, crown lift Sycamores to 8m and reduce crown to three trees by 2.5 - 3m.

Members considered the Tree Officer's report, and, as the trees were not suffering from defects or disease they **RESOLVED** to **RECOMMEND** that the Council **OBJECT** to the application.

25/15 ANY OTHER RELEVANT BUSINESS

The Town Clerk reported that Ocean Housing had applied for planning permission for 44 homes; the application number was PA15/04130.

26/15 DATE OF NEXT MEETING

The next meeting of the Planning Committee would be on Tuesday 16 June 2015 at 6.45 pm.