

LISKEARD TOWN COUNCIL

MINUTES of the **PLANNING COMMITTEE MEETING** held in the Council Chamber on Tuesday 6 October 2015 at 6.45 pm

PRESENT

Mayor Councillor Phil Seeva - Ex-Officio

Councillor Christina Whitty - in the Chair

Councillors: Adam Hodgkins, Tony Powell, Anne Purdon, James Shrubsole, Lorna Shrubsole and Hella Tovar

Town Clerk: Steve Vinson

Minute Clerk: Stuart Houghton

Member of the Public: John Hesketh

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

316/15 APOLOGIES

An apology was received from the Deputy Mayor Councillor Jane Pascoe

317/15 DECLARATIONS OF MEMBERS' INTERESTS REGISTERABLE OR NON REGISTERABLE

None.

318/15 MINUTES OF THE MEETING HELD ON TUESDAY 29 SEPTEMBER 2015

Councillor J. Shrubsole proposed, Councillor Hodgkins seconded and the Committee **APPROVED** the Minutes of the Planning Committee meeting held in the Council Chamber at 6.45 pm on Tuesday 29 September 2015.

319/15 UPDATE ON PROGRESS ON RESOLUTIONS FROM THE LAST MEETING. TOWN CLERK'S REPORT

The Town Clerks report had been circulated, in response to a question he replied that the written comments for the B&M appeal were required by the Planning Inspectorate by 12 October 2015 and that a date for a site visit was not known.

He also announced that following this Committee's objection to the tree work in Putnam Close the application had been withdrawn.

320/15 PUBLIC PARTICIPATION

None.

321/15 CORRESPONDENCE

None.

322/15 APPLICATIONS FOR CONSIDERATION

PA15/03887 - J D Wetherspoon, Taylors Garage, Barras Street

Demolition of disused fuel station and associated buildings and construction of a new public house development (A4 use) and associated works.

Members discussed the revised application and noted that the applicant had addressed the comments made by this Committee, Stuart House and Historic England.

Historic England had commented that the overall effect of the design was improved and should now preserve the character and appearance of the Conservation Area, although careful control of the detail would be necessary to secure good quality materials and appropriate detailing. They stated that there might be economic and social aspects of the proposal that were beyond the remit of Historic England.

The Town Clerk had received a telephone call from the Chairman of Stuart House who had stated that the previous concerns of the Management Committee appeared to have been addressed and noted that the boundary wall to the Stuart House garden should be the brick option.

The NPPF, clause 23 (Section 2 Ensuring the Vitality of Town Centres) requires that planning should be positive, promote competitive Town Centre Environments and set out policies for the management and growth of centres....

The consultation made by the Neighbourhood Plan team included the requirement to improve the evening economy of the Town and to support a family restaurant in the Town.

Other comments included;

- The proposed building did not have any windows that would overlook Magnolia Court
- The proposals for the emergency stairs and waste bin storage had been improved in line with previous comments
- Concern had been expressed about noise and odour from the site however this Committee had previously been informed that the design included for the most modern odour control/extractor equipment available

- The party wall was not a planning consideration as a national procedure existed for this type of consultation
- The topography of the site and adjoining buildings extenuated the height difference between the buildings
- A loading bay was available for deliveries by the library
- Less traffic would be involved with the site now that it was not a filling station.
- This development would have a more pleasing appearance than that presented by the garage
- The Committee appreciated the effort made by Wetherspoons in addressing its concerns

Councillor Powell proposed, Councillor Hodgkins seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **SUPPORT** the application with the following conditions;

1. the proposed party wall with Stuart House would be Option 2, the brick option.
2. that glass panels be installed to the front of the veranda instead of the proposed railings.

323/15 ANY OTHER RELEVANT BUSINESS

None.

324/15 DATE OF THE NEXT MEETING

The next meeting of the Planning Committee would be on Tuesday 20 October 2015 at 6.45 pm.