

LISKEARD TOWN COUNCIL

MINUTES of the **PLANNING COMMITTEE MEETING** held in the Council Chamber on Tuesday 2 December 2014 at 6.45 pm.

PRESENT

The Deputy Mayor - in the Chair

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

In attendance; Councillor Roger Holmes

Town Clerk: Steve Vinson

Minute Clerk: Stuart Houghton

Members of the Public: None

The Chairman advised those present of Housekeeping matters

470/14 APOLOGIES

Apologies were received from the Mayor, Councillor Phil Seeva and Councillor Tony Powell

471/14 DECLARATIONS OF INTERESTS REGISTERABLE OR NON REGISTERABLE

Councillors L & J. Shrubsole declared a non registrable interest in item 5 Applications for Consideration (PA14/09920).

472/14 MINUTES OF THE MEETING HELD ON TUESDAY 18 NOVEMBER 2014

Councillor Whitty proposed, Councillor J. Shrubsole 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 18 November 2014. Councillor Whitty signed the minutes.

473/14 MATTERS ARISING FROM THE MINUTES

Pedestrian Crossing end of Dean Terrace

No further information had been received

474/14 APPLICATIONS FOR CONSIDERATION

PA14/09920 - Mrs Tina Roberts, Park Motors

Siting of static caravan in conjunction with car repair garage

Councillors J. and L. Shrubsole declared an interest in this item and left the meeting at 6.49 pm.

The Chair informed the Committee that the applicants had provided a letter with the application explaining their reasons for their application. No negative comments had been made by local residents and the site was adjacent to the Old Park Potato Merchants.

It had been suggested that the Planning Officer was minded to reject the application as it was not agriculturally related, however the NPPF contain many requirements that would support this application.

Members of the Committee considered that there was Special Justification in supporting this application, provided that a risk assessment for contamination was provided. The proposed residential development represented an appropriate use to provide accommodation for the owner, enabling 24 hour service and a security presence.

The business was established in the mid 1970's, offered a valued service to the community and employs 4 people. The use was consistent with the National and Local Policies and would give rise to no adverse or detrimental impact on local highways or amenities.

Section 1 NPPF Delivering Sustainable Development

1. Building a Strong and Competitive Economy. Paragraphs 18, 19 and 20.
18. The Government is committed to securing economic growth in order to create jobs and prosperity....
19. The Government is committed to ensuring that the Planning System does everything it can to support sustainable economic growth. Planning should operate to encourage, and not act as an impediment, to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.
20. To help achieve economic growth local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st Century.

Section 3. Supporting a Prosperous Rural Economy Paragraph 28

28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should.....

Section 6. To promote sustainable development in rural areas Paragraph 55

55. To promote sustainable developments in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities..... Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as;
- The essential need for a rural worker to live permanently at or near their place of work in the countryside

The Caradon Local Plan, 2007 section HO7 states planning permission may be granted if;

- There is a functional need for the intended occupier to live on the application site rather than a nearby settlement
- There is no appropriate alternative accommodation on the site or nearby
- The dwelling is sited to meet the identified functional need and to be well-related to existing buildings
- It can be demonstrated that the business is viable and sustainable in the long term
- The dwelling would not reduce the gap between settlements or impair the landscape setting

We request that the application is considered before Cornwall Council Planning East Committee if the decision of the officer differs from that of this Council.

The Deputy Mayor proposed, Councillor Hodgkins seconded and the Committee voted, by 4 votes for and none against, to **RECOMMEND** that the Council **SUPPORT** the application with the preceding comments being given to the case officer. One Councillor abstained.

Councillors L. & J. Shrubsole were invited to return to the meeting at 7.04 pm.

PA14/10370 -Mr & Mrs Neaves, 4 Park Fenton

Proposed ground floor rear extension

Councillor Whitty proposed, Councillor Hodgkins seconded and the Committee **RECOMMENDED** that the Council **SUPPORT** the application subject to a satisfactory design for the disposal of ground water.

PA14/10582 - Ms M Howard-Smith, Silverdale, Sungirt Lane

Extension and re-modelling of the existing ancillary living accommodation

Councillor Purdon proposed, Councillor Hawken seconded and the Committee **RECOMMENDED** that the Council **SUPPORT** the application.

PA14/10614 - Mr Steve Vinson, Liskeard Town Council, The Parade, Barras Street

Application for consent to display an advertisement. This application is for more aesthetic plinths to match the existing granite furniture on the Parade. Resubmission of PA14/04911

This application had been made for the Town Council and was noted.

475/14 ANY OTHER RELEVANT BUSINESS

Councillor Hawken informed the Committee that she had been asked to comment on a proposal that the Section 106 agreement for Maudlin Farm was not fully complied with. It had been stated that the Receiver could not afford to provide the sports pitch but was willing to donate the land to Liskeard Town Council for it to complete the provision of the pitch.

Following a brief discussion it was agreed that this matter would be included on the agenda for the next Property Committee meeting.

476/14 DATE OF NEXT MEETING

Tuesday 16 December 2014.