

LISKEARD TOWN COUNCIL

MINUTES of the **PLANNING COMMITTEE MEETING** held in the Council Chamber on Monday 16 November 2015 at 6.45 pm

PRESENT

The Mayor Councillor Phil Seeva - Ex-Officio

The Deputy Mayor Councillor Jane Pascoe - in the Chair

Councillors: Tony Powell, James Shrubsole, Lorna Shrubsole and Christina Whitty

In attendance: Councillors Roger Holmes and Sally Hawken

Town Clerk: Steve Vinson

Minute Clerk: Stuart Houghton

Member of the Public: Mr Emmet, John Hesketh (Menheniot Parish Council)

J. Buckwell (DHA Planning) and B. Seaby (Wilton Homes Ltd)

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

450/15 APOLOGIES

Apologies were received from Councillors Adam Hodgkins and Anne Purdon,

451/15 DECLARATIONS OF MEMBERS' INTERESTS REGISTERABLE OR NON REGISTERABLE

None.

452/15 MINUTES OF THE MEETING HELD ON TUESDAY 3 NOVEMBER 2015

The Deputy Mayor proposed, Councillor Whitty seconded and the Committee **APPROVED** the Minutes of the Planning Committee meeting held in the Council Chamber at 6.45 pm on Tuesday 3rd November 2015.

453/15 UPDATE ON PROGRESS ON RESOLUTIONS FROM THE LAST MEETING. TOWN CLERK'S REPORT

To be given at the next Planning Committee meeting to be held on Tuesday 17 November 2015

Mr Buckwell addressed the Committee on behalf of Wilton Homes. He presented up dated drawings for the development at Tencreek Farm and commented;

- i. Following the pre application discussions and previous presentation to this Committee Wilton Homes had taken on-board the comments that had been made
- ii. The 60 bed care home, doctors surgery, cinema and restaurant are still included
- iii. The proposed number of houses had been reduced to 275 and additional land allocated for employment use
- iv. The previous A1 and A2 retail requirement had been removed
- v. Following previous comments they had worked with the Environment Agency to develop a drainage plan that all parties would be happy with
- vi. They had had discussions with the Highways and developed an outline plan to improve footways and provide cycle tracks
- vii. They had agreed to close the hazardous exit onto the A38 at Tencreek cottages

Mr Buckwell displayed a Site Master Plan and explained the layout;

- a. The leisure and employment land would front onto the A38 and the slip road towards Charter Way
- b. The care home/retirement village would be located to front the open spaces and play areas for ease of access and interest
- c. Improvements would be made to footpaths and cycleways on the road leading to Morrisons roundabout
- d. The site layout had taken into account the existing hedges and trees that will be retained wherever possible
- e. A toucan light controlled pedestrian crossing would be installed to cross the A390 towards Morrisons

Mr Buckwell then answered questions.

1. Many of the searches and reports produced for the initial scheme were still valid but needed to be modified to reflect the needs of the smaller development. The environmental and ecological requirements have been made
2. Any requirement for off-site drains and sewers to be improved would be done in conjunction with South West Water, but this would be in the detailed planning stage. The developer was aware that he would have to contribute towards this as an acceptable drainage scheme must be provided
3. The preapplication discussion requirements had initiated the improvements to the Morrisons roundabout
4. the sheltered housing space would be decided at the detailed planning stage

5. Complete employment buildings could be supplied or just serviced plots, this would be at the users requirement. There has already been interest in taking on employment facilities on the development
6. Cornwall Council are keen for the employment area infrastructure to be finalised as soon as possible, i.e the key access road to be completed at an early stage. Controls to be placed on this by Cornwall Council.
7. The design of the employment units was flexible and could include for a second floor
8. If it was necessary to divert a footpath there was a procedure to follow, the Ramblers Association had no objections to the current proposals
9. Wilton Homes would work with the Cornwall Council flood engineer and the EA to produce an acceptable scheme for the control of surface water. The requirements can be met with infiltration or attenuation systems, tests have been made for this
10. Connectivity to the Town would be made by the improved footpaths and cycle ways. Preliminary talks have been held with the Bus Company for a regular service from the site to the town. This was thought to be better than a twice a day local service.
11. It might be possible for the Tencreek development to kick start a local bus service for all new sites in this area.
12. The provision of the cinema and restaurant were linked but the interested company would not develop any plans until the site had planning permission.
13. The impact on Liskeard and the Section 106 monies would be discussed with Cornwall Council, it was believed that recent changes to the rules had made the allocation of this money more focused to where it was needed

The Town Clerk read a letter from the Chamber of Commerce that contained 5 questions;

1. If the cinema was not provided what would take its place? Reply, an application would have to be made for whatever was proposed
2. Was there any evidence that a restaurant was needed here? Reply, it is hand in hand with the cinema
3. Would serviced employment units be provided? Reply, Yes.
4. Was there any evidence that a doctor's surgery was required here? Reply, discussions had indicated that it would be needed, therefore it had been included. If at the detailed stage it was not required it would not be provided
5. Would the Section 106 monies go to Liskeard or to Menheniot? Reply, Cornwall Council would allocate this

The Deputy Mayor thanked Mr Buckwell for attending and giving the details.

455/15 CORRESPONDENCE

Correspondence had been received referring to the individual applications and would be dealt with when the planning application was discussed.

456/15 APPLICATIONS FOR CONSIDERATION

PA15/09674 - Mr & Mrs D. Bennallick, land adjacent to 2 Old Station Road, Moorswater

Resubmission of application PA15/06296 dated 24 August 2015 for the construction of 3 dwellings with detached garage

Comment had been received from a resident that stated that

- Despite pre application advice there did not seem to be any justification for the loss of workshop/employment land in this industrial area
- As it is in an industrial area the access is unsuitable for residential development
- The affordable housing team has stated that there are more suitable locations elsewhere in Liskeard for residential development
- Although there is pressure to provide more housing it should be in a sustainable way with good access

Members commented that

- ❖ The proposed site plan was now smaller and therefore even more overcrowded and with less parking spaces.
- ❖ The flood report from the EA stated that it was considered to be a level 2/3 flood risk, but the report provided stated that it was level 1
- ❖ The site would be on contaminated land from its former use
- ❖ Access was unsuitable
- ❖ The site was on a flood plain
- ❖ The houses would result in the loss of employment facilities in an industrial area

Councillor Powell proposed, Councillor Whitty seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **OBJECT** to the application as there are a number of outstanding issues from the previous application, the loss of employment land, the flood zone rating of the site, highways matters, land contamination and drainage requirements and that the proposal was an over intensive development of the site.

PA15/ 09821 - Willton Homes West Ltd, Tencreek farm, Plymouth Road

Outline Application for the mixed-use urban extension comprising up to 275 dwellings (C3); 6.2ha of employment floor space (B1(c), B2, B8, A3, A4, D1, D2 uses) including a doctor's surgery; 4.1ha of public open space; a class C2 care or "extra care" home of up to 60 bedspaces; amended access to the A390 and creation of a new access to Roseland Lane, closing off the existing access from Roseland Lane to the A38; and associated; structural landscaping and car parking

The Town Clerk read out observations from a resident who had suggested that

a bus service and a safe crossing of the A390 should be provided, that all existing Cornish hedges and mature trees should be retained and that there should be a buffer between the residential area and the active farm to prevent future complaints about noise and smell.

Members had a full discussion of all aspects of the proposal before coming to a decision. They thought that it was in line with the Councils objective to provide mixed developments and hoped that this would influence future proposals.

Councillor Powell proposed, the Mayor seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **SUPPORT** the application and that this Council is consulted on the Reserved Matters as the proposal is an extension of the Liskeard Urban Area.

457/15 ANY OTHER RELEVANT BUSINESS

None

458/15 DATE OF THE NEXT MEETING

The next meeting of the Planning Committee would be on Tuesday 17 November 2015 at 6.45 pm.