

## **LISKEARD TOWN COUNCIL**

**MINUTES** of the **PLANNING COMMITTEE MEETING** held in the Council Chamber on Tuesday 17 November 2015 at 6.45 pm

### **PRESENT**

The Deputy Mayor Councillor Jane Pascoe - in the Chair

Councillors: Anne Purdon, James Shrubsole, Lorna Shrubsole and Christina Whitty

Town Clerk: Steve Vinson

Minute Clerk: Stuart Houghton

Members of the Public: Mr Emmment, Martin Peak, Mr & Mrs Sturgess

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

### **459/15 APOLOGIES**

Apologies were received from The Mayor, Councillor Phil Seeva and Councillors Adam Hodgkins and Tony Powell

### **460/15 DECLARATIONS OF MEMBERS' INTERESTS REGISTERABLE OR NON REGISTERABLE**

None.

### **461/15 VERBAL REPORT OF THE MEETING HELD ON MONDAY 16 NOVEMBER 2015**

The Deputy Mayor gave a verbal report on the decisions made at the Planning Committee meeting held in the Council Chamber at 6.45 pm on Monday 16 November 2015.

1. Application PA15/09674, land adjacent to 2 Station Road, Moorswater, the Committee had objected to the application.
2. Application PA15/09821, development at Tencreek Farm, Plymouth Road, the Committee had supported the application.

### **462/15 PUBLIC PARTICIPATION**

The Chair informed the members of the public that the Town Council was a consultee for planning matters, for which they had to consider the accepted material issues. Cornwall Council made the final decision on each application and sometimes its decision differed from that of this Committee.

The members of the public present each wanted to address the Committee.

Mr Emmet's comments included;

- The proposal was for a high density development in beautiful countryside
- The proposal did not correspond to the information given at the public consultation
- His property would be overlooked from three sides
- His conservatory, which would be most affected, was not included on the developers plan
- During the public consultation, Wainhomes indicated that bungalows would be constructed close to the boundary to existing properties to mitigate the impact of the development
- A three story block of flats was now proposed within 50 meters of his property
- The commercial provision has been drastically reduced and more houses proposed
- The existing Cornish hedges, walls and site levels did not appear to be correctly represented on the proposed plans
- When Charter Way was constructed a dog leg, left turn only and no entry was imposed on Pengover Road as a highways safety requirement. The use of this junction remains to be difficult and would be exacerbated by the proposed increase in traffic
- This junction was also used by LGV's
- As a wheel chair user he was grateful for the recent improvements but fears that this would be lost with the construction of another junction in this area
- The location of the development was not suitable, Tencreek was a suitable location for a large housing development and offered more scope for employment opportunities
- Whilst acknowledging the need for more homes in Cornwall, Liskeard was becoming a dormitory town for Plymouth and locations with better communication should be considered

Mr Sturgess addressed the Committee and agreed with the comments made by Mr Emmet and added;

- ❖ One of his properties was not shown on the Wainhomes plan for the development
- ❖ The detail of the application differed from that given at the public consultation
- ❖ Despite information given at the public consultation the proposal was now to build a 2 story, 4 bed roomed houses close to his boundary which was within the 21m buffer zone required between new and existing properties
- ❖ The traffic assessment had been made for the Callington Road and The Bubble junctions, but not for this location
- ❖ Traffic in this area had dramatically increased with the hospital, surgery and retail unit, another T junction would create more danger

Mr Peak stated that he had moved his business to the Hendra Bridge area to avoid problems with residential units. He was operating within his current permissions, 24 hours a day, but had no control on the arrival time of some deliveries. The reversing and unloading operations required the use of an audible warning to operatives, He anticipated that this, together with engine noise, would cause many complaints be made if houses were built in this area. He made further comment;

- The road junctions at Charter way were already very busy
- The existing access road already flooded and some hedgebanks had collapsed
- The information provided at the public consultation indicated that the commercial development would be close to his location as a buffer to the residential units
- He would like to see the commercial premises adjacent to his operation, this would allow investigations to be made to utilise waste energy from the incineration process
- Liskeard needed employment opportunities, he employed 50 people and did not want this to be jeopardised
- Was there a need for this development? Were the new houses being built on other sites selling?
- The Town already has ample land set aside for residential development which was far from being well utilised
- The Town was in desperate need for employment opportunities
- The Town was fast becoming a transient dormitory or being filled with the unemployed

#### **463/15      CORRESPONDENCE**

The Town Clerk read out two letters concerning the application before the Committee;

1. Mr Murnaghan objected to the proposal as it was a significant departure from the information provided at the public consultation. The area set aside for employment had been reduced from 3.3ha to 0.33 ha. He also considered that the land alongside Charter Way had been originally allocated for employment use; by allocating the land to the south and east of Clemo Road, for residential use, this prospect would be destroyed. This proposal would consign Liskeard to be a dormitory town with little prospect of prosperity.

2. Mr Thomas, commented that the proposed flats should be located at the lower point of the development, so as not to overlook the existing properties in Pengover Road. He also considered that the proposed road junction with Charter Way layout should be reconsidered as the current T junctions were heavily used and traffic delays were common, the new junction would exasperate the existing traffic problems and was dangerously close to the newly installed pedestrian access.

## **464/15                    APPLICATIONS FOR CONSIDERATION**

### **PA15/09731 – Mr Liam Webb Wainhomes (SW) Holdings Ltd, Land East of Oak Tree Surgery, Clemo Road**

Hybrid planning application comprising: Outline Planning Application ( all matters reserved apart from access) for 0.33ha of land for A1, B1 & A3 uses and detailed application for 238 residential dwellings on 14.23ha of land with associated roads, footways, parking, landscaping, drainage and open spaces

The Deputy Mayor reported that the Oak Tree Surgery had registered a concern about the increased traffic in the area and they wished to discuss their access problems with the Highways.

Councillors discussion included;

- a. The existing traffic problems in Charter Way would have been improved if the original proposal by Wainhomes for a roundabout had been included
- a. Lack of employment opportunity, the area allocated had been greatly reduced from 3.3ha to 0.33ha
- b. It was an overcrowded development
- c. The emerging Neighbourhood Plan recognised that housing was required but it's provision should be accompanied by employment opportunities where appropriate
- d. This proposal did not reflect the presentation made at the public consultation
- e. The original plans showed the provision of bungalows for later living
- f. The employment category in this application had been changed to include A1 and had removed categories B2 and D1 (note design and access statement October 2015 page 2 paragraph 2)

Some comments were made in favour of a development in this area;

- I. It was an extension of an existing neighbourhood
- II. It had good transport connectivity
- III. It had a reasonable amount of green space
- IV. A flood assessment had been made
- V. It was close to a range of main facilities

Councillor Purdon proposed, Councillor Whitty seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **STRONGLY OBJECT** to the application as the plans did not replicate the information provided at the public consultation stage, it created overlooking and proximity problems, the employment land allocation was insufficient and it would create highways problems.

The Council requests that should the decision of the Case Officer differ from that of the Council the Case Officer should call in the application for decision by the Local Planning Committee of Cornwall Council.

**465/15 ANY OTHER RELEVANT BUSINESS**

The Town Clerk announced that the revised plans for Persimmon Homes would be available for discussion at the 1 December 2015 meeting of the Committee.

**466/15 DATE OF THE NEXT MEETING**

The next meeting of the Planning Committee would be on Tuesday 1 December 2015 at 6.45 pm.