

LISKEARD TOWN COUNCIL

MINUTES of the **PLANNING COMMITTEE MEETING** held in the Council Chamber on Tuesday 1 December 2015 at 6.15 pm

PRESENT

The Mayor Councillor Phil Seeva Ex-Officio

The Deputy Mayor Councillor Jane Pascoe - in the Chair

Councillors: Adam Hodgkins, Roger Holmes, Tony Powell, Anne Purdon, James Shrubsole, Lorna Shrubsole and Christina Whitty

Town Clerk: Steve Vinson

Minute Clerk: Stuart Houghton

Members of the Public: Mr J & Mrs B Mann and Mr Robin Brown representing Persimmon Homes

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

498/15 APOLOGIES

No apologies were necessary

499/15 DECLARATIONS OF MEMBERS' INTERESTS REGISTERABLE OR NON REGISTERABLE

None.

500/15 MINUTES OF THE MEETING HELD ON MONDAY 16 NOVEMBER 2015

The Deputy Mayor proposed, Councillor L. Shrubsole seconded and the Committee **RESOLVED** to **APPROVE** the minutes of the meeting held on 16 November 2015.

501/15 UPDATE ON PROGRESS OF RESOLUTIONS FROM THE MEETING HELD ON 16 NOVEMBER 2015

The Town Clerk reported that he had circulated the response received from AHT Design on the comments made by the Council in it's objection to the development at Moorswater.

The Committee noted this response.

502/15 MINUTES OF THE MEETING HELD ON TUESDAY 17 NOVEMBER 2015

Some Councillors had received an early copy of the Minutes of the Meeting held on the 17 November 2015, a check should be made to ensure that the correct version was available.

The Deputy Mayor proposed, Councillor J. Shrubsole seconded and the Committee **RESOLVED** to **APPROVE** the Minutes of the meeting held on the 17 November 2015.

503/15 UPDATE ON PROGRESS OF RESOLUTIONS FROM THE MEETING HELD ON 17 NOVEMBER 2015

The Town Clerk reported that he had circulated Wain Homes comments about our objection to their application and a draft letter to Cornwall Council giving the Town Council's comments on it.

The Deputy Mayor proposed, Councillor J. Shrubsole seconded and the committee **RESOLVED** that the draft letter should be sent to Cornwall Council.

504/15 PUBLIC PARTICIPATION

Mr & Mrs Mann and Robbie Brown wanted to address the Committee about the reserved matters for the Persimmon development at Addington. The Chair suggested that Mr Brown should address the Committee and that Mr & Mrs Mann could ask questions where appropriate.

Mr Brown said that he had come to respond to the ten questions that had been asked by the Council, he had sent the Cornwall Council Planning Officer a copy of this response. He also tabled copies of revised layout and cross sections for the site.

- a. The revised layout had been necessary to comply with the Tree Officer's request, for the root protection area around mature trees to be observed, and the Police Architectural Liaison Officer's request to provide better surveillance across the site
- b. The revised layout also included changes to the boundary treatment and the planting of more trees. This had yet to be agreed with Cornwall Council but was ecology compensation for the future development of the site
- c. The revised cross section were the result of the changed layout and existing ground levels

Mr & Mrs Mann were concerned about the interface with Lower Trembraze, the lack of surveillance due to the increased trees and large hedges and fly tipping that had started since work had started on the development. They said that they acknowledged that a robust boundary must be provided but would prefer it to be a hedge, no higher than the existing one without the inclusion of trees.

They also thought that by blocking off the field gate behind their property this would reduce the potential for unauthorised access.

Robin Brown said that he would look at these concerns to see if they could be accommodated.

He then referred to the questions asked by the Town Council and provided a copy of Persimmons response, a copy was attached to these Minutes. Mr Brown read the response and Councillors asked questions where appropriate;

- i. In response to a comment that the updated highways and off site work had not been carried out as required by the Section 106 agreement, Mr Brown said that approval of the technical detail was awaited from Cornwall Council. He confirmed that the work would be completed, Persimmon Homes were committed to completing their obligations. Our Members asked Cornwall Councillor Holmes to make enquiries as to why Cornwall Council appeared to be holding up the process.
- ii In response to a question, about the apparent mixing of phases with work being carried out on Phases 2 and 3 before Phase 1 was complete, and a request for a revised programme and plan Mr Brown responded;

the overall conditions relating to the access road and the sewage pumping stations required that they were constructed to ensure that all obligations were met.

- iii It was confirmed that sales were going well and that Persimmon Homes were in contact with an affordable homes contractor but had no control over the purchasers of the new homes, he agreed that it was possible that some homes were being bought as buy to let accommodation.

There being no further questions, the Chair thanked Mr Brown for attending the meeting.

505/15 CORRESPONDENCE

The Town Clerk reported that he had received notification that the Planning Inspector had decided to change the B&M Appeal procedure and had requested written representations prior to the informal hearing.

506/15 APPLICATIONS FOR CONSIDERATION

PA15/09036 - Resubmission from 3 November 2015 meeting

Tom Biddle Persimmon Homes (SW) Ltd, land at Addington (Accessed from Callington Road)

Reserved matters application for the construction of 45 dwellings and associated works (Details following outline application Nr PA10/03248 dated 25 November 2013)

Councillors comments were;

- a. Many of the Councils previous questions had been answered, however the details for Trembraze Lane needed to be clarified (Mr. Brown confirmed that he would take this up with the Case Officer)
- b. It was noted that the exterior appearance of the houses was in keeping with local traditions
- c. It was noted that a work from home facilities was included in some designs
- d. The link road needed to be sized to be fit for purpose (Mr Brown stated that it was 6.5m wide in accordance with the Governments guide lines)
- e. It was confirmed that the application should be considered as including tonight's requirements

Councillor L. Shrubsole proposed, Councillor Purdon seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **SUPPORT** the application subject to the inclusion of the comments made at this meeting that; improvements are made to the Trembraze Lane and Tregay Lane security, compliance with the section 106 requirements and the recommendations of the PLAO, Tree and Conservation Officers requirements.

PA15/09312 - Blue Banana Group, Unit 2 Prince Albert House, Liskeard Business Park, Holman Road

Re-submission of application Nr PA15/07448 for proposed extension to existing premises

Councillor J. Shrubsole proposed, Councillor Whitty seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **STRONGLY SUPPORT** the application.

PA15/10315 - Mr & Mrs Bunkum, 1 Higher Lux Street

Conversion and re-modelling of the former Butchers Shop and associated accommodation to provide three self-contained apartments.

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

PA15/10331 - Mrs Sheila Wills, Halbathic Cottage, St Cleer Road

Refurbishment and extension of Farm Cottage

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

PA15/10618 - Mr N. Curtis, 11 Church Street

Listed building consent for the replacement of 6 windows

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

507/15 ANY OTHER RELEVANT BUSINESS

It was reported that the excavations underway at Woodgate Road, the Alt 13 application was for surveys.

It was noted that the construction work at Trevillis Park had been completed but a PREAPP for another nine houses had been lodged with Cornwall council.

The Deputy Mayor asked that when the papers from the recent Planning seminar were received they be shared with all Councillors.

508/15 DATE OF THE NEXT MEETING

The next meeting of the Planning Committee would be on Tuesday 15 December 2015 at 6.45 pm.