

LISKEARD TOWN COUNCIL

AT A MEETING of the **PLANNING COMMITTEE** held in the Council Chamber on Tuesday 7 January 2014 at 6.45 pm there were present:

Councillor Anne Purdon - in the Chair

The Deputy Mayor Councillor Phil Seeva Ex-officio

Councillors: Adam Hodgkins, Jane Pascoe, Tony Powell, Anne Purdon, James Shrubsole, Lorna Shrubsole, Hella Tovar and Christina Whitty

Minute Clerk Stuart Houghton

Members of the Public: John Tovar, Mrs Nettleinghame, Mr G & Mr J Nettleinghame, N. Hay, G. Jackson, M Halloway, Mr & Mrs Vellacott, Stewart & Liz Hamon, Roger Gill, Malcolm Mort, Robert Collins, Clare Collins, Allison Livingstone, Roy Edwards, Pearl Edwards, M. Ballock, Mr & Mrs R. Penney, Miss M. Ballock, V. Wright and J. Niblit

Representatives of Trand Development; Andrew Miles and Lucy Jenkins

The Chairman advised those present of Housekeeping matters

595/13 OPEN SESSION

The Chairman asked if any of the members of the public present wished to address the Committee before the meeting commenced. Representatives of Trand Development were present to give an outline of their proposals for a development at Woodgate, Gypsy Lane, Liskeard.

Several members of the public called out comments;

- The presentation to be made by Trand Developments was not included on the Agenda published on the Town Councils Website, was this a deliberate attempt to prevent members of the public knowing about the presentation?
- The public had no confidence in the Council, it had not earned any respect
- Councillors that were elected as "Open Liskeard" they have not changed anything

The Chairman responded that there had obviously been an oversight, no Councillors present were aware that a different Agenda had been published, she would report the matter to ensure it did not reoccur and asked for the meeting to move on.

The members of the public then referred to work previously undertaken by Trand Developments and their opinion that there had been problems on the site. They alleged that the developer did not operate in a responsible manner and that the

directors of the company were only interested in profit. A member of the public then asked why Councillor Powell had not declared an interest in this matter as he was employed by one of the directors of Trand. Councillor Powell denied this. It was then stated that as his daughter was also employed he still had a connection with that director. Councillor Powell explained his connection to the director and stated that he was happy to remain in the meeting.

The Chairman stated that these matters were historical, had no bearing on the proposed development and were not Planning considerations. She then asked Trand to make their presentation.

Andrew Miles introduced himself and Lucy Jenkins, he acknowledged the anger expressed about the Trevillis development but felt that it was based on inaccurate information. He then informed the meeting that Trand Developments worked in partnership with Housing Associations, in Devon and Cornwall, to provide affordable housing. This particular development consisted of 44 houses, off Western Avenue, which would be affordable, rented or shared ownership. Trand Developments were almost ready to submit plans for approval and had attended this meeting as part of their consultation process.

Lucy Jenkins then continued; she briefly gave an overview of the Trevillis development and the steps that had been taken to correct the operational problems on the site. The completion of the project would be 6 weeks late due to the inclement weather.

She then gave brief details of the proposed housing mix on the new site and that they had had discussions with the Highways Department who were happy with both on and off site proposals which include for two parking spaces for each property.

In response to questions she said

- One of the contractors being considered was Ocean Developers, she was unaware that this company had made a separate planning application
- The public path from the development had been agreed with the planners and Highways department, she was unaware that it was a private road
- The information concerning the Highways should be in the public domain
- The Section 106 notice had been displayed on the Trevillis site today

The comments then referred to the Trevillis development. Councillor Hodgkins stated that this was not relevant to this matter in hand; the Chairman called an end to this discussion and asked the public to leave the Council Chamber.

596/13 APOLOGIES

Apologies were received from the Mayor Councillor Sue Pike, Councillor Nick Mallard and the Town Clerk, Andrew Deacon.

597/13 DECLARATIONS OF INTERESTS REGISTERABLE OR NON REGISTERABLE

No declarations of interests were made.

598/13 MINUTES OF THE MEETING HELD ON TUESDAY 3 DECEMBER 2013

Councillor L. Shrubsole proposed, Councillor Whitty 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 17 December 2013.

599/13 MATTERS ARISING FROM THE MINUTES

None

600/13 CORRESPONDENCE

A letter had been received from Cornwall Council giving detail of Cornwall Councils agreement to the proposed changes to the Section 106 for the current Trevillis development. Cornwall Council stated that the amendment was to bring this agreement into line with the current Section 106 wording.

Councillors again discussed this item and agreed the 106 Agreement was legal and binding therefore it should remain as originally signed.

Councillor Pascoe proposed, Councillor L. Shrubsole seconded and the Committee **RESOLVED** that the **OBJECTION** to the application remained.

601/13 APPLICATIONS FOR CONSIDERATION

PA13/08645 Persimmon Homes South West, Land at Addington (accessed from Callington Road, Liskeard)

Reserved matters application for construction of 101 dwellings and associated works. (Phase 1 development area).

Comments made included;

- The proposed design and materials conflict with the NPPF and do not reflect the character of the Town or its history
- The road layout does not reflect the need to link the A390 with the B3224
- The road width is inadequate for on street parking
- The proposal does not meet the requirements of a sustainable development, the use of low carbon energy sources, or grey water collection have not been demonstrated

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- The distribution of the affordable housing units does not encourage a community mix.
- The proposed road names are not associated with the area

Councillor Hodgkins proposed, Councillor Whitty seconded and the Committee **RESOLVED** that the Council **STRONGLY OBJECT** to the application as the proposals conflict with the NPPF requirements for design and sustainability.

PA13/08815 - Caunters Solicitors Ltd, Lloyds Bank Plc, The Parade, Barras Street.

Listed Building consent for erection of sign on outside frontage next to doorway. The sign would be Perspex and would be 0.8 wide and 1.4m high and 0.01m thick. It would be attached with six 10mm Ø post mounted bolts and would advertise services available at the premises.

Councillor L. Shrubsole proposed, Councillor Tovar seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application.

PA13/10723 - Ms Mia McCornish, 14 Catchfrench Crescent.

Retention of close boarded fence to front of property along boundary with 16 Catchfrench Crescent

Councillor Pascoe proposed, Councillor Whitty seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application.

PA13/10955 - Mr Keith Abbot, 38 Trevanion Road, Trevanion Parc

Work to trees subject to tree Preservation Order, namely to reduce hedgerow of sycamore trees by approximately 4/4.5m from the top and 3m from the sides.

Councillor J. Shrubsole proposed, Councillor Pascoe seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application subject to the comments and supervision of Cornwall Council's Tree Officer.

PA13/11319 - Mr Andrew Walsh Sunnybank Homes, Former Lamellion Hospital Site, Station Road

Application for works to trees subject to Tree Preservation Order namely reduce height by 1.2m and width by 0.3m to 12 Leylandii Cypress Trees.

Councillor Whitty proposed, Councillor Powell seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application subject to the comments and supervision of Cornwall Council's Tree Officer.

602/13 ANY OTHER RELEVANT BUSINESS

None.

603/13 PART II

There was no business under this heading.

604/13 DATE OF NEXT MEETING

There being no further business, it was agreed that the next meeting would be held on Tuesday 21 January 2014.