

## **LISKEARD TOWN COUNCIL**

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

### **PRESENT**

The Mayor - Councillor Phil Seeva Ex-Officio

The Deputy Mayor - Councillor Jane Pascoe - in the Chair

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

Also in attendance - Councillors Roger Holmes, Sally Hawken, and Rachel Brooks

Town Clerk: Steve Vinson

Minute Clerk: Stuart Houghton

Members of the Public: Nick Burt, Absolute Architects representing J. D. Wetherspoons and Mr and Mrs N. Fry.

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

### **60/15 APOLOGIES**

Apologies were received from Councillor Joe Poulson and Tony Powell.

### **61/15 DECLARATIONS OF INTERESTS REGISTERABLE OR NON REGISTERABLE**

The Chairman declared an interest in planning application PA15/03888 and would leave the room when this item was discussed.

### **62/15 AGENDA SEQUENCE**

The Chair proposed that the order of the Agenda be changed for the Public Participation and Correspondence items to be held immediately before Planning Application PA15/0388 as they were pertinent to this item. Councillor Purdon seconded this proposal and the Committee **RESOLVED** to change the order of the Agenda.

## **63/15 MINUTES OF THE MEETING HELD ON TUESDAY 2 JUNE 2015**

Councillor Hodgkins 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 2 June 2015.

## **64/15 MATTERS ARISING FROM THE MINUTES**

Councillor J. Shrubsole requested that Minute 23/15 (Correspondence) be changed to "Councillor J. Shrubsole reported" from Councillor J. Shrubsole stated.

In response to a question, the Town Clerk said that the letter informing the Council about the cabinet placed by the Co-op on the pavement which was in front of the mural was on the Agenda for the Town Council meeting as the letter was addressed to the Council.

## **65/15 PUBLIC SPEAKER**

Mr and Mrs N. Fry did not wish to address the Committee, they had attended to listen to the discussion of their application.

Mr Burt of Absolute Architects representing J. D .Wetherspoon did not wish to address the Committee but would answer any questions that Members might ask.

## **66/15 APPLICATIONS FOR CONSIDERATION**

PA15/04531 - HSBC Group Plc, Barras Street

Replacement external self-service machine.

and

PA15/04532 - HSBC Group Plc, Barras Street

Listed Building Consent for a replacement external self-service machine.

Members discussed the merits of this application as they had concern about changes to the frontage of the building. This application indicated that there would be minimal effect on the frontage in the Conservation Area.

Councillor Purdon proposed, Councillor Hodgkins seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **SUPPORT** both applications.

PA15/04709 - Vodafone Ltd, Comms Mast O2 Cell 3308 Liskeard Fire Station, Greenbank Road

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

PA15/04917 - Mr & Mrs N. Fry, 6 Allen Vale

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

The Chairman of the Committee, the Deputy Mayor, had declared an interest in the following item and left the meeting at 7.05 pm.

PA15/03888 - J. D. Wetherspoon, Taylors Garage, Barras Street

Listed Building consent for the proposed demolition of disused fuel station and associated buildings and construction of new public house development (A4 use) and associated works.

**CORRESPONDENCE**

The Town Clerk read out a letter received from the Stuart House Trust in which they had supported the development of the site but had concerns about the design, street scene and operational matters. They also provided a copy of correspondence from Historic England and asked that the opinion of Historic England be also incorporated in the final proposals.

**PUBLIC SPEAKER**

Mr. Burt representing J. D. Wetherspoon's replied to comments made;

- Discussions had been had with Stuart House and some agreements made, the rear wooden boundary fence would now be constructed of brickwork
- The access between the buildings had been widened and a gate would be fitted
- The rubbish bins would have sealed covers  
In the proposed design the high roof level was set well back from the frontage  
The link to Stuart House was founded on piers, it was not structurally attached.

Councillors were reminded that this application was for Listed Building Consent only, they had to consider the impact of the proposal on the Listed Buildings in the area.

The Liskeard Neighbourhood Plan Town Working Group had held a simple public consultation between 23 May and 3 June, both on-line and in person; the general comments were in favour of the development with some caveats. Details of this consultation are attached to these minutes.

Members comments included;

- The proposal overshadowed Stuart House, it was too high and too close
- It was too close to the pavement
- The design was not sympathetic with the surroundings
- The quality of the views to Stuart House would be spoilt
- How would the demolition take place to not affect Stuart House
- A Mansard style roof could be incorporated
- There was a discussion on the subjectivity of architectural design with concern that the new building should not be a pastiche or mock interpretation.

Councillor Hodgkins proposed, Councillor Whitty seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **SUPPORT** the application on the condition that the concerns of Stuart House and the views of Historic England were addressed, and the Conservation Officer supported the application.

The Deputy Mayor was asked to rejoin the meeting at 7.35 pm.

#### **67/15 ANY OTHER RELEVANT BUSINESS**

None.

#### **68/15 DATE OF NEXT MEETING**

The next meeting of the Planning Committee would be on Tuesday 30 June 2015 at 6.45 pm.