

LISKEARD TOWN COUNCIL

MINUTES of the **PLANNING COMMITTEE MEETING** held in the Council Chamber on Tuesday 19 July 2016 at 6.45 pm

PRESENT

The Mayor - Councillor Jane Pascoe Ex-Officio (an apology had been given for her anticipated late arrival)

The Deputy Mayor - Councillor Christina Whitty- in the Chair

Councillors- Anne Purdon, James Shrubsole, Lorna Shrubsole and Phil Seeva

Also in attendance - Councillors Roger Holmes, Sally Hawken and Hella Tovar

Cornwall Councillor - Mike George

Town Clerk- Steve Vinson

Minute Clerk- Stuart Houghton

Members of the Public- Ian Roach and Andrew Ball, Wain Homes
Peter Sobey, Lanseaton Farm and Val Kitto, Lanseaton

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

112/16 APOLOGIES

An apology was received from Councillor Adam Hodgkins.

113/16 DECLARATIONS OF MEMBERS INTERESTS REGISTERABLE OR NON REGISTERABLE

No declarations of interests were made.

114/16 MINUTES OF THE MEETING HELD ON TUESDAY 21 JUNE 2016

The Chair proposed, Councillor L. Shrubsole seconded and the Committee **APPROVED** the Minutes of the meeting of the Planning Committee held in the Council Chamber at 7.00 pm on Tuesday 21 June 2016.

115/16 TO RECEIVE AN UPDATE ABOUT PROGRESS OF RESOLUTIONS FROM THE LAST MEETING OF THE PLANNING COMMITTEE ON TUESDAY 21JUNE 2016

The Town Clerk had circulated an e-mail received from Cornwall Council to advise that they had approved, with conditions, Planning Application PA16/01434 for land at Woodgate Road; and had asked that, if in the future, the Council had objections to any applications, they would comment on what actions would make the application more acceptable.

116/16 PUBLIC PARTICIPATION

The Chair asked the members of the public present if they wanted to address the Committee, the representatives of Wain Homes said that they were in attendance to answer any questions the Committee might raise when considering their application.

The Wain Homes representatives were asked for an update on the changes made to the site layout to reintroduce the employment land and progress on the queries raised over the new access into the site.

Messrs Roach and Ball tabled a plan showing the layout of the site and said that the current proposal was for 207 houses, 2 areas designated for employment use and landscape, open spaces and play areas to make the site an attractive place to live and to provide a buffer zone to the existing businesses.

Other comments included;

- i. A highways safety audit had been made for the new entrance to the site. It had concluded that the topography was not suitable for a roundabout to be provided as it could not meet the current design standards
- ii. A right turn lane had been included to separate turning traffic from through traffic and to enhance safety
- iii. The proposed pedestrian crossing had been relocated
- iv. Wain Homes were in discussion with potential employers for the site but progress could not be reported on
- v. Wain Homes would engage a Commercial Estate agent to market the employment sites
- vi. The Section 106 agreement did not contain any time restrictions to the development of the employment land. It was advertised for potential employers to take it up
- vii. Wain Homes had agreed with the Planning Officer the employment area usage as A1, A3 and B1(a), (b) and (c). They did not wish to provide facilities that would compete with the Town Centre businesses

The Mayor, Councillor Pascoe, arrived at 7.15 pm.

In response to a question about Dark Skies and compliance with the policy of Cornwall Council Wain Homes replied that lighting would be designed to suit any

particular requirements. They also said that they had to rely on the experts concerning the design of road junctions and to balance the housing stock requirements of the Town.

Cornwall Councillor George arrived at 7.20 pm

In response to a question about the proximity of proposed plot 21 to an existing house Ian Roach replied that he did not have that detail but would provide it to the Town Clerk the following morning.

117/16 CORRESPONDENCE

The Town Clerk had circulated an e-mail from Steve Besford-Foster with the Inspectors proposed changes to the Cornwall Local Plan; the document was more than 170 pages. A notable proposal was the change in the expression for the number of houses required to be built in Cornwall. It had been changed from 52000 to a minimum of 52000.

The consultation for the document expired on 12 August 2016, the next meeting of this Committee was planned for 9 August 2016, when comment could be made.

It was suggested that a provisional report could be made on the wording of this document.

118/16 APPLICATIONS FOR CONSIDERATION

PA15/09731 - Land East of Oak Tree Surgery, Clemo Road

Hybrid planning application comprising:

Outline planning application (all matters reserved apart from access) for 0.93ha of land for A1, B1 and A3 uses and detailed application for 207 residential dwellings on 13.3ha with associated roads, footways, parking, landscaping, drainage and open spaces.

Members confirmed that their previous comments had been addressed, except the provision of a roundabout on the main road, which could not be provided to current design standards.

Councillor J. Shrubsole proposed, Councillor Seeva seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **SUPPORT** the application with the following conditions;

- i. The employment land be actively and rigorously marketed from the commencement of work on the construction of the dwellings
- ii. If traffic conditions on Charter Way became unsafe, provision for rectification of the situation (e.g. through a controlled junction), by the developer, should be included as a condition

- iii. The lighting installation should comply with Cornwall Council's guidelines, to ensure energy efficiency and to minimise impact of lighting going out into the countryside.
- iv. That the correct spacing between the new houses and existing dwellings was complied with
- v. The Section 106 Agreement should require the developer to be responsible for the long term maintenance of the open spaces and play areas

PA16/04809 - Mrs Arlene Thomas, Day Lewis Plc, Blakes the Master Bakers, 6 Dean Street

One fascia sign above the main entrance to the shop with replacement surrounds.
One small projecting rectangular sign.

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

PA16/04830 - Blue Banana, Prince Albert House, Liskeard Business Park, Holman Road

Proposed extension (revised following approval PA15/09312)

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

PA16/05548 - Mr Chris Childs, Avon Centre, West Street

Works to trees subject to Tree Preservation Order. Removal of limbs from ash and felling of Sycamore. **Decision for agreement gone through Cornwall council on 8 July 2016. The trees were considered to be dangerous so could not wait the length of time for our meeting.**

The application was noted.

The Cattle Market

To receive and consider feedback from the Public Consultation on the proposed Cattle Market options.

Councillor Hawken said that the notes of the meeting held on 14 July 2016 had not been received.

Many groups had been involved, the consultation had been well received and the response on social media had surged after the Liskeard Show.

Of the 3 options, options 1 and 3 were favoured by the public, each option received almost the same number of votes; the Council should analyse the results to determine public requirements. Members commented;

- i. The proposals should not be set in stone now
- ii. The Council should make a specific statement setting out its important requirements for the scheme
- iii. A holistic approach should be taken so that shops do not move from other parts of the Town, thus creating empty space, the development should enhance the existing facilities
- iv. The area around the junction of Dean Street, Windsor Place and Barras Street should be included
- v. The proposal should provide “connectivity” to the Town
- vi. Community space had to be paid for, better use could be made of Rapsons car park/field to avoid having to provide public space in the development
- vii. An “anchor store” should be included to bring people into the Town
- viii. Niche stores should be provided to encourage people to visit the Town
- ix. Regain the footfall into the Town then quality would return
- x. Facilities should include businesses that do not close at 5.30 pm each day to provide an evening culture
- xi. Councillors supported what had been done to date, they supported a mixed use proposal and the proposed development for the vibrancy of the Town, but felt they needed more information before setting out their preferences
- xii. The public opinion, from the consultation, should be assessed; the final proposal must be what was best for Liskeard, there might have to be a compromise with Cornwall Council’s requirements

Councillor Hawken reported that she had attended a meeting arranged by RIO, that morning, at which the Chairman of the Arts Council had indicated that the Arts Council would be willing to provide financial support for a quality development that met its criteria.

The Councillors were very supportive of what had been done to date. The key issues for a redevelopment of the site were;

- i. Improve the vibrancy of the Town Centre
- ii. Increase the footfall
- iii. Promote economic regeneration
- iv. Improve connectivity with the Town centre
- v. Retail that compliments the existing Town Centre
- vi. Support the night economy

Councillors asked to be kept abreast of the proposals as they developed.

119/16 ITEMS FOR DISCUSSION

1. Notification of the Adoption of Highways

Details of the roads recently adopted by Cornwall Council, Maudlin Close and Liskerrett Road, had been circulated and were noted.

2. Training; to consider the future requirements of Councillors and Planning Committee support staff.

The Chair reported that she had recently discussed with a Planning Officer “triggers” that indicated the need to consider additional facilities, such as bus shelters, when considering a planning application.

The Town Clerk would liaise with Committee Members and enquire as to what training would be available.

3. Street Naming and Numbering

Detail of the query to the spelling of Moffatt Close had been circulated. Councillor Seeva volunteered to investigate the legislation concerning the change of spelling of a street name and would report to the next meeting.

120/16 ANY OTHER RELEVANT BUSINESS

None

121/16 DATE OF THE NEXT MEETING

The next meeting of the Planning Committee would be on Tuesday 9 August 2016 at 7.00 pm.