

LISKEARD TOWN COUNCIL

AT A MEETING of the **PLANNING COMMITTEE** held in the Council Chamber on Tuesday 4 March 2014 at 6.45 pm there were present:

Councillor Anne Purdon - in the Chair

The Mayor Councillor Sue Pike - Ex-officio (part time)

The Deputy Mayor Councillor Phil Seeva - Ex-officio

Councillors: Sally Hawken, Adam Hodgkins, Roger Holmes, Jane Pascoe, James Shrubsole, Lorna Shrubsole, Hella Tovar and Christina Whitty

Town Clerk- Andrew Deacon

Minute Clerk-Stuart Houghton

Members of the Public: John Tovar, Denise Larnar and Ray Meadows

Representative of Persimmon Homes; Richard Williams

The Chairman advised those present of Housekeeping matters

806/13 OPEN SESSION

No members of the public present wished to address the Council.

807/13 APOLOGIES

An apology was received from Councillor Tony Powell. The Town Clerk apologised for his late arrival.

808/13 DECLARATIONS OF INTERESTS REGISTERABLE OR NON REGISTERABLE

No declarations of interests were made.

809/13 MINUTES OF THE MEETING HELD ON TUESDAY 18 FEBRUARY 2014

Councillors 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 18 February 2014.

810/13 MATTERS ARISING FROM THE MINUTES

1. Higher Lux Street

The Minute Clerk was unaware of any response from Cornwall Council on this matter. .1. 387/13

2. The White Horse Inn

The Minute Clerk reported that the Town Clerk had discussed the erection of new lamps and sign with the Conservation Officer.

3. Planning Permission for the location of the new plinths

The Minute Clerk reported that a request for information had been made to the Planning Department, but he was not aware of any response.

811/13 AFFORDABLE HOUSING

Councillor Holmes referred to the draft Cornwall Affordable Housing Supplementary Planning Document.

He said that there were several types of affordable housing, Social Rented, Affordable Rented, Intermediate Housing, Shared Equity, Shared Ownership and Homebuy Schemes. Affordable Housing was also subject to economic viability in relation to the housing market. The total number for the Town would be negotiable.

The distribution and phasing of affordable housing was stipulated in the draft SPD and would be included in the Section 106 agreement, typically no more than 50% of the open market houses to be delivered should be complete before an equivalent proportion of the affordable homes were ready for occupation. They should not be provided in a cluster of more than six for affordable homes or 36 in apartment blocks.

The SPD contained tables for calculating the off-site financial contributions/commuted sums for all sites of more than five dwellings in lieu of on-site provision of affordable homes. It also contained tables that showed the allocated value zone to be used when calculating the housing market values, Liskeard was in the lowest value group.

Councillor Hawken said she wanted Members to be familiar with this document, Cornwall Council required comments on the draft by 14 March 2014. She said that she had prepared a list of affordable homes that existed in Liskeard, which she would circulate. Questions and comments included;

- The number of affordable houses allocated for Liskeard should be drastically negotiated down
- How many already existed in the Town
- A healthy balance of affordable and aspirational housing was required
- How people were entered onto the register for affordable housing should be made clearer, at present Members thought that some might be entered more than once
- Members did not want Liskeard to be the centre for Cornwall Council's shortage of affordable homes

- The last Council had negotiated the Persimmon Development in Liskeard from 40% to 25%

.2.

388/13

- Concern was expressed about the viability of future housing if the figure was 40%, smaller developers might not find the proposal financially viable
- Comment was made that the Housing Association houses at Widegates were occupied, but the private housing had not yet sold
- The rules and off site contributions might put the smaller builder off, leaving only larger developments

Richard Williams, of Persimmon Homes, said that an affordable housing survey had been made by Savills, this was now being revised to about 25%.

Councillor Holmes requested Members to provide their comments on the document to the Town Clerk for him to collate the Councils response to Cornwall Council.

812/13 PENDEAN HOUSE

Councillor Holmes said that he had met an architect at this site who had shown an interest in the future for the site and wished to ensure suitable proposals were made. No proposals had yet been made, but a pre application meeting had been held for which comments were required by 12 March 2014.

It was believed that Cornwall Council's proposal was for demolition for redevelopment of the site.

The Town Clerk asked why Cornwall Council had not informed the Council formally that it required comments by the 12 March 2014?

Councillor Hawken said that she had received training on this matter, Cornwall Council were looking at involving Local Councils in pre application discussions. They now spoke of Development Management, not Control, and the local Conservation Officer was involved at this stage. Comments included;

- Pendean House was not a listed building and was not in the Conservation Area
- It was a Henry Rice building of note and designated as a Heritage Asset
- It was thought that the Conservation Officer would object to the demolition of the building
- Monies received from the sale of the property would go towards Child Services. This could not be taken into account as the use of funds was not a planning matter
- The proposal to demolish the building had probably been made to avoid paying rates on an empty building

Councillor Pascoe proposed, Councillor Hodgkins seconded and the Committee **RESOLVED** that the Town Clerk should write to Cornwall Council to **OBJECT** in the strongest possible terms, to their proposals. Councillor Pascoe provided the Town Clerk with a list of Cornwall Council's policies that the demolition of this building would contravene.

813/13 NEIGHBOURHOOD PLAN

Councillor J. Shrubsole proposed, Councillor Pascoe seconded and the Committee **RESOLVED** that this item be transferred to the full Council for discussion.

814/13 CORRESPONDENCE

None.

815/13 APPLICATIONS FOR CONSIDERATION

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

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

Richard Williams of Persimmon Homes explained that they had taken on board the comments made by the Town Council;

- The road layout, off road parking and visitor parking had been revisited, the offsite parking was now twice that required by Cornwall Council and increased visitor parking created in laybys
- Construction materials had been changed to include natural stone and hung slates. The amount of brickwork had been reduced, but the type of brick to be used had not yet been chosen
- Detailing on the buildings was changed to local appearance, some had been changed to cottage style.

All these details were included on the plans recently submitted for approval, 25% of the 106 dwellings in this phase would be affordable homes, the distribution within the development was shown on the drawings. The financial viability for affordable homes would be assessed for each phase, but he did not anticipate any major changes, as there had not been any changes over the last eighteen months.

In response to a comment about security in the car parking areas behind the buildings, he said that the layout included flats above the garages, this would be deterrent as the parking areas were overlooked.

He replied to a question about maintenance of the grass and public areas that until all construction was complete, Persimmon Homes would do the work. When houses were purchased the deeds required the new owners to pay an annual fee to a management company that would be set up for this maintenance. Other options might include that a commuted sum be paid to Cornwall Council for this or that the Town Council could collect the "service charge", take on the freehold of the areas and do the work themselves.

When the houses were purchased, the new owner became a shareholder in the management company and when all houses were sold the management company would take over the maintenance. He felt that this gave the residents control over the appearance of these areas and would ensure that the work was well done.

Other comments included;

- The width of the road had been agreed by the Highways Engineers, one of their considerations was that the reduced width was a natural speed restrictor, if a wide road was installed the speed of the traffic would increase
- The Foul Water Pumping Station would be adopted by south West Water
- Some porches would be provided as a basic item, but they would be available to other houses as an extra. The basic design and equipment had been chosen to provide an affordable standard. Optional extras and increased specifications were available to purchasers

Councillor L. Shrubsole thanked Mr Williams for the changes that had been made and for coming to the meeting to give the detail.

Councillor Tovar proposed, Councillor Hodgkins seconded and the Committee **RECOMMENDED** that the Council **SUPPORT** the application.

PA14/01096 Mr N. Hammond, Manley Orchard, Station Road

Proposed extension to existing house

Councillor Tovar declared an interest in this item and did not take part in the debate.

Councillor Whitty proposed, Councillor Hodgkins seconded and the Committee **RECOMMENDED** that the Council **SUPPORT** the application

816/13 ANY OTHER RELEVANT BUSINESS

None

817/13 PART II

There was no business under this heading.

818/13 DATE OF NEXT MEETING

There being no further business, it was agreed that the next meeting would be held on Tuesday 18 March 2014.

