

LISKEARD TOWN COUNCIL

MINUTES of the **PLANNING COMMITTEE MEETING** held in the Mayor's Parlour on Tuesday 13 November 2018 at 7.30 pm

Present

The Mayor – Councillor Christina Whitty – Ex-Officio
Councillors (committee) – Tony Powell (in the chair), David Ambler (Deputy Mayor – ex-officio), Simon Cassidy, Roger Holmes, Sue Shand and Naomi Taylor
Also in attendance - Councillor Ian Goldsworthy
Cornwall Councillor – Nick Craker
Support Services Manager – Yvette Hayward
Members of the Public – John Cain, Bob Saville and Pat Ascott (Liskerrett residents), Kate Reed and Tracy Hodgkins (RIO) and Lin Moore (Liskeard Traders Association).

The Chair advised those present of housekeeping matters and that the meeting was being recorded.

280/18 Apologies

Councillors Tyler Bennetts, Jane Pascoe and Julian Smith

281/18 Declarations of Members Interests Registerable or Non-Registerable

Councillor Ambler declared an interest in item PA18/08827 – business relationship

282/18 Minutes of the meeting held on Tuesday 2 October 2018

Councillor Shand proposed, Councillor Whitty seconded, and the Committee **APPROVED** the Minutes of the meeting of the Planning Committee held in the Museum at 7.30 pm on Tuesday 2 October 2018.

283/18 To receive an update about progress of items from the last meeting of the planning committee on Tuesday 2 October 2018

Nothing to report

284/18 Agent/Applicant Presentation

None

285/18 Public Participation

PA18/07986 – Land to the North of Lake Lane

Liskerrett residents spoke about the problems currently experienced on their estate, and how these will be exacerbated by the proposed new development.

These included:

- Traffic – narrow roads with cars parked on both sides. The new development would increase the traffic flows (residents had asked four years ago for this to be counted but advised it was not necessary). Would all construction traffic also pass through here? This would cause particular difficulties at pinch points. The new development also offered limited parking for the proposed dwellings.
- Roads and drains not adopted – drains are full of silt, and in heavy rain water washes down the road, while surface water in cold temperatures freezes, both creating serious motoring hazards.

They asked that existing problems be addressed before further built development is allowed, which would benefit from fewer houses and wider roads to prevent recreating the same problems.

PA18/09302 – Liskeard Library

Representatives from RIO spoke about this application which related to listed building consent for refurbishment of the building. While they had not undertaken any formal consultation, they had spoken widely to people in Liskeard and the surrounding areas. They hoped the upstairs business space would allow new jobs to be created.

In response to questions they confirmed the lift would be DDA compliant, and the whole building fully accessible throughout.

A range of conversations were taking place about use of the community kitchen, which could include users such as the Real Junk Food Project or pop up events (possibly for the evening economy) staged by other food outlets in the town. Consultation told them that things people wanted when they came to the library was a cup of tea.

286/18 Correspondence

None

287/18 Applications to be Considered

PA18/09302 – Bithnell Real Ideas Organisation, Liskeard Library, Barras Street
Listed Building Consent for the refurbishment of the Grade II Listed Library building in Liskeard to create a hub of reading, exploration, discovery and learning

Councillor Holmes proposed, Councillor Cassidy seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application.

Councillor Ambler left the room at 8pm

PA18/08827 – Ugalde & Son, Ugalde & Son Ltd, Trelawney House, Heathlands Industrial Estate, Heathlands Road

Change of use of former B1 Office premises to Funeral Directors together with the construction of a building at the rear of the premises to provide garaging/storage and the provision of security gates and fencing with variation of condition 2 of application number PA17/02854 dated 31.05.2017 for the revised internal layouts with minor alterations to elevations of main building, redesign of the garaging facility

Councillor Shand proposed, Councillor Taylor seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application.

Councillor Ambler returned to the room at 8.05pm

PA18/09155 – Mr Steve Allen, 23 Allen Vale

Erection of external front porch 2.3m x 2.3m x 2.2m (H) and remove existing upvc door and side panel to create larger hall

Councillor Cassidy proposed, Councillor Taylor seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application.

PA18/07882 – Mr Graham Draper, The Old Toll House, Plymouth Road

Listed Building Consent for the provision of 5 security lights to external walls

Councillor Shand proposed, Councillor Whitty seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application subject to the installations being in line with guidance for the reduction of light pollution as published by the Commission for Dark Skies and the Big Dipper Campaign supported by Cornwall Council.

PA18/09457 – Mr Graham Draper, The Old Toll House, Plymouth Road

Alterations to the existing carport to form an extra bedroom/living space

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

PA18/09458 – Mr Graham Draper, The Old Toll House, Plymouth Road

Listed Building Consent for alterations to the existing carport to form an extra bedroom/living space

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

PA18/09694 – Mr Thomas, Area 10B Lake Lane

Reserved matters application for the construction of 46 dwellings to include associated parking and landscaping. (Details following application PA14/01429 dated 20/10/2015)

Councillor Holmes proposed, Councillor Taylor seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application.

PA18/09907 – Mr & Mrs C Dinnie, 14 Courtney Road

First floor extension

Councillor Cassidy proposed, Councillor Whitty seconded and the Committee

RESOLVED that the Council **SUPPORT** the application.

Re-submission

PA18/07986 – Mr Oliver Galliford Try, Land to the North of Lake Lane

Re-submission of refusal PA16/09328 to allow for the re-plan and plot substitution of phase 7 of development site to allow for the erection of 45 dwellings and associated works (part of larger site that already benefits from approval 07/01820) with variation of condition 2 of decision PA17/05618 dated 23/03/2018 to allow inclusion of retaining walls and some differences in heights and finished floor levels – *New cross sections provided*

The committee continued to note concerns raised by residents about the cramped layout of the existing built development and associated problems related to highway and drainage issues, for which they could provide ample photographic evidence.

- Lack of parking provision forces residents to park on street, further narrowing roads and creating pinch points and sometimes complete obstructions. A difficult corner, particularly for cyclists, was highlighted adjacent to 62 Catchfrench Crescent, and children playing at and in the vicinity of the play area at Jago Close were other safety concerns enhanced by reduced visibility. Construction traffic, increased vehicular flows and the possibility of additional on street parking in Jago Close, Golitha Rise and Catchfrench Crescent where they adjoin the new development (due to its limited provision) would add to these acknowledged problems.
- Drains were not fit for purpose causing displacement of manhole covers, difficult driving conditions and rendering pavements unusable due to water runoff in heavy rain.

The application was based around variation of condition 2 (to build in accordance with the plans) of decision PA17/05618 dated 23/03/2018 to allow inclusion of retaining walls and some differences in heights and finished floor levels. However, the Committee noted the objection from the tree officer relating to the south western corner of the development, concerns from the police about the layout along the southern boundary and comments from the fire service about the inadequacy of the proposed water supplies for firefighting purposes.

Given all these shortcomings in this cramped design an application to vary the existing plans should only be granted if it also offers genuine improvements to the living conditions of the existing and proposed residents of this area in accordance with policy H9 of the Liskeard Neighbourhood Plan (General Design Principles) which requires new residential developments to *respond to and where possible provide remediation of existing environmental or design issues that are detrimental*. Policy 12 of the

Cornwall Local Plan also requires a design which has considered the existing context of the development.

Councillor Cassidy proposed, Councillor Ambler seconded and the Committee **RESOLVED** that the Council continue to **OBJECT** to the application until improved designs are submitted, addressing the objections and areas of concern which have been raised by residents and other consultees, in accordance with policy H9 of the Liskeard Neighbourhood Plan (General Design Principles).

288/18 PA18/00003/SDP - Draft Housing Supplementary Planning document consultation - To consider the document and agree response comments

To give further reading and consideration time to this long but informative document, Councillors would forward comments for a combined response by 30 November 2018.

289/18 Cattle Market Update - To receive a verbal report on the current position On the Cattle Market

The Mayor, as one of the Town Council representatives on the Cattle Market working group reported that the group had not met since the last report. However, both the Town Council and the Liskerrett Centre had now signed the Memorandum of Understanding for joint working with Cornwall Council on the project.

The new Strategic Director for Economic Growth and Development at Cornwall Council would also be visiting Liskeard in early December to view sites.

290/18 Date of the next meeting

The next meeting of the Planning Committee would be on **Tuesday 4 December 2018 at 7.30pm** in the Long Room.