

LISKEARD TOWN COUNCIL

MINUTES of the **PLANNING COMMITTEE MEETING** held in the Council Chamber on Monday 16 December 2019 at 7.30 pm

Present

Councillors (committee) – Tony Powell (in the chair), Rachel Brooks, Ian Barlow, Simon Cassidy, Sue Shand, Julian Smith, Naomi Taylor and Christina Whitty

Also in attendance: Councillor Sally Hawken

Deputy Town Clerk – Yvette Hayward
Cornwall Councillor (Liskeard North) – Nick Craker

Members of the Public – Simon Wagemakers (Persimmon), Brigette and Jack Mann, and nine residents of Moorland View/Moorland Close/Portland Close

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

363/19 Apologies

Councillors Sandra Mitchell and Jane Pascoe

364/19 Declarations of Members Interests Registerable or Non-Registerable

Councillor Cassidy item 9 – member of the CNA highways assessment panel

365/19 Minutes of the meeting held on Monday 25 November 2019

Councillor Smith proposed, Councillor Cassidy seconded, and the Committee **APPROVED** the Minutes of the meeting of the Planning Committee held in the Council Chamber at 7.30 pm on Monday 25 November 2019, subject to the addition under 361/19 that ‘Councillor Smith advised he had received several email communications about changes to parking in the area which he would raise at the next Council meeting’.

366/19 To receive an update about progress of items from the last meeting of the planning committee on Monday 25 November 2019

Report noted

367/19 Agent Presentation

Simon Wagemakers (Persimmon) advised that new plans had been submitted on application PA18/11093 to address all changes discussed since the initial submission.

The Cornwall Council Lead Local Flood Authority had objected to the application, but he believed these comments all related to Phase 3 of the development which was being dealt with under a separate application.

368/19 Public Participation

PA18/11093 Peter Goodwin – highlighted several areas where he believed there were

106/19

discrepancies between the consultation document and the detail shown on the new plans such as hipped roofs, width of the mitigation corridor and inclusion and positioning of lockable gates.

Residents still required clarification on the height of the bank at the boundary, how it would be repaired, fencing to be installed and how this would be managed around existing trees etc. Confirmation was requested it would not encroach on private land.

The presence of foraging animals such as hedgehogs was questioned.

369/19 Correspondence

Brigette and Jack Mann – continued problems with flooding relating to phase 3 of the Persimmon development. Mrs Mann provided photographs of flooding suffered by her and her neighbours due to the failure to resolve surface water drainage issues. It was possible continued flooding may also damage the road surface.

370/19 Applications to be Considered

PA18/11093 - Mr Simon Wagemakers Persimmon Homes (Cornwall), Land at Addington (accessed from) Callington Road

Reserved matters approval for the construction of 150 dwellings including 47 affordable homes, landscaping, roads and associated infrastructure. (Details following Outline Consent PA10/03248 dated 25/11/13).

8.05pm Following discussion the Chair suspended the meeting while information and policy was clarified.

8.30pm The Chair recommenced the meeting.

Councillor Cassidy proposed, Councillor Shand seconded and the Committee **RESOLVED** that the Council **DEFER** the application, to allow time to study the full sized copies of the plans provided by the agent at the meeting, which were easier to view than on a PC/tablet screen.

PA19/09486 – Mr & Mrs R Frost, 11 Rapson Road

Second storey extension to South elevation, single storey extension and roof light to North elevation, conversion of garage to residential use and new windows and doors

Councillor Smith proposed, Councillor Barlow seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application subject to the use of permeable materials in the new parking area to be created on the existing garden.

PA19/10052 – Mr & Mrs Horler, Polbartha, Miners Way

Rear utility extension and replacement of flat roof with hipped tiled roof

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

PA19/00029 - St Cleer Parish Council, St Cleer

Plan Proposal Submitted for St Cleer Neighbourhood Plan area. The Consultation will run between 5th December 2019 and 30th January 2020 for eight weeks due to the Christmas period

Councillor Powell proposed, Councillor Taylor seconded and the Committee

RESOLVED that the Council **DEFER** the application until the next meeting to allow more time to consider the document.

PA19/10503 - Mrs Michelle Glover, Little Dean, West Street

Removal of branches from 3 trees in garden

Councillor Powell proposed, Councillor Cassidy seconded and the Committee

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

And any Plans received after preparation of this Agenda

PA19/04221 – Mr Andy West, Linden Homes SW, Land on the North Side 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 in respect of decision PA17/05618 dated 23.03.2018

The committee had considered this application on 10 June 2019 and objected to it. The planning officer was now minded to approve it, and had asked the council to reconsider it with the benefit of the officer's comments and additional information, within the Protocol for Local Councils.

The committee accepted the principle of housing on this site, and recognised the positive aspects of the proposal which included:

- Development of a currently derelict unsafe site
- Provision of housing on a site designated within the Liskeard Neighbourhood Development Plan
- Much needed improved connectivity in the area with the new footway and cycle links.
- The exchange of contracts with a registered provider (Coastline Housing) for the social housing.

However, the proposal fails to comply with the Cornwall Design Guide 2.12, with its vehicle dominant design. While there are two designated spaces per property, there is no additional visitor parking and no scope for on street parking. The proposal relies on a single parking treatment arranged in long rows at right angles to the street with no integrated equal mix of landscaped front garden to reduce the vehicle domination.

Earlier phases of this development had continually been a source of complaint from residents over the last 2 years experiencing problems which included traffic, a lack of parking, roads narrowed by on street parking and unserviceable by a bus network,

lack of children's play area and consequently playing in the road further adding to the highways danger, and this proposal failed in accordance with policy H9(a) of the Liskeard Neighbourhood Development Plan to respond to these existing detrimental design issues, and may add to them with an overspill of parking.

The proposal did not comply with policy 12 of the Cornwall Local Plan. Under part (d) it does not provide adaptability, inclusiveness, resilience and diversity and could not be easily altered or permitted development rights used to respond to changing social and economic conditions and the needs of the occupiers. The design therefore appeared cramped.

Councillor Powell proposed, Councillor Cassidy seconded, and the Committee **RESOLVED** that the Council **OBJECT** to the application due to its vehicle dominant design, contrary to the Cornwall Design Guide 2.12, and failure to comply with the Liskeard NDP policy H9 and the CLP policy 12.

371/19 Barras Place footpath improvements consultation – To agree a response to the consultation

These much-needed improvements were welcomed.

372/19 Street Naming - To provide Street Names in accordance with Cornwall Council guidance for new development by Lindon Homes on land North of Lake Lane

This item would be reviewed at the next meeting

373/19 Cattle Market Update – To receive a verbal report on the current position on the Cattle Market

At the next meeting, this committee would comment on the published planning pre-application having considered the public comments made at the consultation event on 11 December.

374/19 Date of the next meeting

The next meeting of the Planning Committee would be on **Monday 6 January 2020 at 7.30pm** in the Council Chamber.