

LISKEARD TOWN COUNCIL

MINUTES of the **PLANNING COMMITTEE MEETING** held in the Council Chamber on Monday 1 April 2019 at 7.30 pm

Present

The Mayor – Councillor Christina Whitty – Ex-Officio

Councillors (committee) – Tony Powell (in the chair), Tyler Bennetts, Simon Cassidy, Jane Pascoe and Naomi Taylor

Also in attendance: Councillor Ian Barlow

Deputy Town Clerk – Yvette Hayward

Cornwall Councillor: Nick Craker

Members of the Public: R and E Balloch, C Mills, B and M Williams (Trevillis Park residents) and L Moore (Liskeard Traders Association)

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

504/18 Apologies

Councillors David Ambler, Sue Shand and Julian Smith

505/18 Declarations of Members Interests Registerable or Non-Registerable

None

506/18 Minutes of the meeting held on Monday 11 March 2019

Councillor Taylor proposed, Councillor Pascoe 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 11 March 2019.

507/18 To receive an update about progress of items from the last meeting of the planning committee on Monday 11 March 2019

Nothing to report.

508/18 Agent/Applicant Presentation

None

509/18 Public Participation

Mr Colin Mills spoke on behalf on the residents of Trevillis Park and Joan Moffat Close. He asked the committee to consider the following points:

- This was now the fourth time residents had been faced with an application to build on land accessed from Trevillis Park

- The proposed site was outside the development boundary of the town
- Access was via a single-track road (due to legal parking on the roadside) through the existing development
- There was no children's play area within this residential development and therefore children frequently play in the road.
- The proposed site was very steep, which would require large retaining walls causing greater impact on the landscape.
- The proposed site juts out into the countryside
- The proposed access from Joan Moffat Close was a private road owned by Aster and currently allocated parking spaces.
- The town already has enough sites to deliver the required affordable housing.

Mrs M Williams asked the committee to also consider all the information referred to in the letter which had been signed by 18 residents of Trevillis park.

510/18 Correspondence

PA18/11802 – Mr R and Mrs V Pacey – Objection

PA18/11802 - Trevillis Park & Joan Moffat Close Residents Association – Objection

PA18/11802 - Leanne Jarrett – Objection

PA18/11802 - 18 Trevillis Park residents – Objection

511/18 Applications to be Considered

PA18/11802 – Mr N Churchill Acquiro SW Ltd, Land to the South of 13 Joan Moffat Close

Outline Application for the construction of 4 affordable dwellings (2 x 2 bed and 2 x 1 bed) with all matters reserved except layout

Committee members had visited the site prior to the meeting.

As part of the discussion the committee considered the following points:

- A long-standing run of refusals on land around this site
- Consistent strong local opposition to development in this area
- The proposed development was outside the development boundary (NDP policy NP1) and thus conflicts with policy 3 of the CLP
- Highways – access is via steep roads with narrow footways creating a reliance on private cars due to its poor sustainable transport links. It has the potential to add to existing parking pressures, and fails to create a place which is safe, secure and attractive while minimising conflict between pedestrians, cyclists and vehicles.
- Access is across what is currently allocated parking
- Children currently play in the road due to lack of a play area, particularly in Joan Moffat Close where a high proportion of children live.
- Estate roads cannot cope with any additional traffic flows.
- It fails to address existing detrimental highways design issues (as listed above) as required by policy H9 of the NDP

- Contrary to Objective 6 of the NDP the proposal would add unacceptable pressure on infrastructure, service and road conditions.
- The proposal would project out into the countryside beyond the development limit and would be detrimental to the character and appearance of the area, increasing the erosion of the edge of settlement countryside character.
- The tree report submitted relates to a previous application and therefore fails to address the proximity of the identified trees to the proposed development
- There appears to be evidence of slippage on existing properties at Joan Moffat Close.
- Contrary to policies 7, 12 and 23 of the CLP
- Liskeard is meeting its housing supply targets

Councillor Powell proposed, Councillor Cassidy seconded and the Committee

RESOLVED that the Council **OBJECT** to the application, due to its position outside the development boundary (NP1 of the adopted NDP), constrained vehicle access and lack of connectivity to facilities, services and the town centre making it unsustainable, and its projection into the countryside.

PA19/01290 – Mr Alistair Todd, Unit 4B Heathlands Industrial Estate
Change of Use on Unit 4B to D1 category for use as veterinary surgery

The committee supported the expansion of local business in the town and wanted to retain it.

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

PA19/01932 – Mr & Mrs G Rothwell, The Gables, Miners Way
Construction of a 2-storey extension to the East Elevation, Garage to West Elevation and Porch on the North West Elevation

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

PA19/01961 – Mr & Mrs Andrew, 42 Eastern Avenue
Two storey extension

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

PA19/02101 – Mr & Mrs M Castelow, 5 Pengover Heights
Proposed single storey front extension

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

PA19/02123 – Mr Laurence Munslow Wainhomes SW, Land East of Clemo Road

Non-material amendment (3) for removal of gable roof element from elevation drawing no. 0561-239 (effecting plots 206 & 207), effectively using drawing no. 0561-228 in its stead (application number PA17/04823 dated 20 May 2017 relates)

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

PA19/00097 – Chandler Homes, Liskeard Silver Band, Barn Street

Change of use and refurbishment of former Silver Band Hall to provide seven 1-bedroom apartments and associated storage and circulation space

Since this application had been discussed at the last committee meeting, issues of overlooking had also come to the committee's attention, and no further information had been submitted to alleviate previous concerns.

Councillor Powell proposed, Councillor Cassidy seconded and the Committee **RESOLVED** that the Council welcomes the development of this brown field site identified in the Neighbourhood Plan (Policy H2, urban capacity site HC10), which retains the main body of the building, protecting the front façade and bringing this building back to into viable use, improving the street scene. This is a sustainable site with good public transport links and safe walking routes to local facilities, services and the town centre. It provides two units which have disabled access within and will enhance the viability and vitality of the town centre.

However, it must **OBJECT** to the application in its current form due to:

- The density of housing proposed (with possible associated health and safety risks)
- Loss of residential amenity due to excessive overlooking of neighbouring gardens, and the new flats in turn being overlooked.
- Lack of accessibility to, from and within the building.
- Lack of arrangements for waste management on collection days.

512/18 Street Naming – Pearce Fine Homes, 8 dwellings on land at Tregay Lane

To consider a request to name the street 'Foxgloves'

Councillor Bennetts proposed, Councillor Taylor seconded and the Committee **RESOLVED** that the Council **SUPPORT** the request to name the street 'Foxgloves'.

513/18 The future of Planning Committees consultation

To agree a response to Cornwall Council

The committee agreed with the proposed planning committee structure and frequency of meetings. However, it felt there was room for improvement in the location of the East Sub-Area meetings. While Bodmin was well positioned where both the A30 and A38 meet, the site itself was not connected to the public transport network and offered poor parking facilities. Due to the geographical size of the east area a return to

meetings in Liskeard with its more accessible transport links would be an improvement. A strategy should be in place for determining major applications in the immediate area of the proposed site, except for those that would have a countywide impact e.g. an airport.

514/18 Community Network Area Highways Scheme

To consider any additional expressions of interest to submit for the new financial year

The committee agreed to nominate Councillor Cassidy to sit on the Assessment Panel.

It was agreed to submit all issues identified, subject to confirming with Paul Allen that they are compliant with the scheme. The camber on the road at West Street which floods in heavy rain should also be logged.

515/18 Cattle Market Update - To receive a verbal report on the current position

On the Cattle Market

The working group had met since the charrette feedback session to discuss the next steps. Securing sources of funding would be key to progress. Demolition of the former ATS building and animal pens was expected to commence later this year.

516/18 Date of the next meeting

The next meeting of the Planning Committee would be on **Monday 29 April 2019 at 7.30pm** in the Council Chamber.