

LISKEARD TOWN COUNCIL

AT A MEETING of the **PLANNING COMMITTEE** held in the Council Chamber on Tuesday 1 April 2014 at 6.45 pm there were present:

Councillor Anne Purdon - in the Chair

The Deputy Mayor Councillor Phil Seeva - Ex-officio

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

Minute Clerk-Stuart Houghton

Members of the Public: John Tovar, Denise Larner, Mrs Nettleinghame, J. R. Nettleinghame, Roy Edwards, R. Gill, M. Halloway, Allison Livingstone, Isobel Livingstone and Ray Meadows

The Chairman advised those present of Housekeeping matters

893/13 OPEN SESSION

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

894/13 APOLOGIES

Apologies were received from the Mayor Councillor Sue Pike and the Town Clerk Andrew Deacon

895/13 DECLARATIONS OF INTERESTS REGISTERABLE OR NON REGISTERABLE

No declarations of interests were made.

896/13 MINUTES OF THE MEETING HELD ON TUESDAY 18 MARCH 2014

The Mayor 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 March 2014.

897/13 MATTERS ARISING FROM THE MINUTES

Councillor Pascoe said that she had asked for the Travellers Site to be added to the Agenda for this meeting, but it had not been, why not?

The Minute Clerk replied that no information had been received by the Office for this matter, so there were no details to discuss. The Chair added that it could be raised under Any Other Business.

898/13 CORRESPONDENCE

None.

899/13 APPLICATIONS FOR CONSIDERATION

PA14/00846 - Mr Andrew Deacon, Foresters Hall, Pike Street

Application for siting of 2 non-illuminated aluminium framed exterior showcases for displaying posters

Members noted this application but made no comment as it had been made on behalf of the Town Council.

PA14/01356 - Mr B. Pearce, 74 Trevanion Road

Installation of door in side (South West) elevation.

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

PA14/01824 - Mr C. Ferguson, 12 West Street

Construction of pitched roof to replace flat roof to bathroom, build replacement chimney and construct porch.

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

PA14/01831 - Mr & Mrs Keith Routley, The Depository, Higher Lux Street

Conversion of store and office into one bedroom and two bedroom units.

Comment was made that this was the third application for this site, each had a different address, Members considered that the applicant was wasting the Planning Officers time by continually making this application. Detailed Planning reasons for refusal had been given, if these issues had not been addressed the application should not be supported. Comments included;

- Each application had to stand on its own merit, there was no precedent to consider
- Lux Park was not close to this development
- Members were not aware of any swings or play equipment at Lux Park
- The amenity areas were not sufficient for this proposal

- The previous refusal was not understood
- This proposal would improve what is a residential area
- There were differing requirements from Cornwall Council about affordable housing on different developments so the policy was considered to be confusing

Councillor Pascoe proposed, Councillor L. Shrubsole seconded and the Committee **RECOMMENDED** that the Council **SUPPORT** the application. The motion was carried by Five votes to Three, Councillor Mallard asked that he be identified as voting against the motion.

PA14/01848 - Mr Roger Mathews, 21 Gypsy Lane

Application to fell one Monterrey Pine (T3) subject to a Tree Preservation Order.

Councillor Mallard proposed, Councillor Hodgkins seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application, subject to the approval of the Cornwall Council Tree Officer.

PA14/01891 - Mr Craig Jamieson, 3 Respryn Close

Proposed first floor bedroom extension, side extension over existing garage, ground floor infill extension and relaying of drive.

Members noted that this building had already been extended. Comments included;

- It was a large extension on a small plot
- It was over intensive development
- It was out of context with the built environment
- The whole application had to be considered, part could not be supported

Councillor Mallard proposed, Councillor J. Shrubsole seconded and the Committee **RECOMMENDED** that the Council **OBJECT** to the application on the grounds of being over intensive development and out of context with the built environment.

PA14/02137 - Mrs Helen Fox, Land Adjacent to Wadeland Terrace, New Road

Residential Development to include 3 affordable dwellings and 5 open market dwellings.

Councillors considered that this site was wholly unacceptable for housing, comments included;

- The topography of the site was not suitable for the development
- The location of the site, between two major access roads was unsuitable
- It was an over intensive development of the site
- It would cause traffic problems, there were no visibility splays or turning areas proposed
- It would cause a loss of amenity to the existing houses

- Three bedroomed houses would probably have children, no play areas had been identified
- Three bedroomed houses often have two cars, no provision had been made for this
- Detailed analysis should be obtained from the Highways Agency
- The development could preclude the future improvements to access to the A38 as detailed in the Cornwall Strategic Plan
- The proposal was against EV10, traffic Noise, housing would not be permitted in locations where they will be subjected to significant noise, either from existing, projected or planned sources
- The proposed design was not in keeping with that required by a Cornish Market Town
- The proposed design was not in keeping with the Cornwall Council design guidelines
- A previous proposal in the Lanchard Valley had been rejected following a noise survey

Councillor Mallard proposed, Councillor J. Shrubsole seconded and the Committee **RECOMMENDED** that the Council **STRONGLY OBJECT** to the proposal on the grounds that the location and topography of the site were unsuitable, the proposal was not in keeping with the requirements of a Cornish Market Town, it did not conform to the Cornwall Council design requirements or EV 10 of the Caradon Local Plan and, because of previous noise issues, it was imperative that a noise survey be made in the immediate area before permission was considered.

Liskeard Town Council have **STRONGLY OBJECTED** to this application. Should the views of the Planning Officer be at odds with those of the Town Council, the Council reserves the right to request that this application be “called in” for decision by the Committee.

PA14/01952 - Mr Mark Churchill, Howden Joinery Properties Ltd, Unit 2 & 3, St Mary's trading Estate, Moorswater Estate Road

Two fascia signs and one freestanding sign.

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

900/13 ANY OTHER RELEVANT BUSINESS

Proposed Traveller's Site

Councillor Pascoe informed the meeting that a public consultation would be held by Cornwall Council, on their proposal to site a gypsy Transit site in another Parish close to our boundary, on 3 April 2014 between 10.00 am and 3.00 pm in the Long Room. She was concerned that the proposed location was unsuitable and against Cornwall Councils guidelines. Comments made were;

- The proposed location was adjacent to a major junction to the Trunk Road that had a history of serious accidents
- The site was adjacent to a main line railway and a refuse tip
- The site was not on a bus route
- It was stated that the travellers had occupied this site twice and the Town had not experienced any problems resulting from this
- More details would be provided at the consultation, do not prejudge before all the facts were known

901/13 PART II

There was no business under this heading.

902/13 DATE OF NEXT MEETING

There being no further business, it was agreed that the next meeting would be held on Tuesday 15 April 2014.