

LISKEARD TOWN COUNCIL

MINUTES of the **PLANNING COMMITTEE MEETING** held in the Council Chamber on Tuesday 5 April 2016 at 6.45 pm

PRESENT

The Mayor Councillor Phil Seeva - Ex-Officio

The Deputy Mayor Councillor Jane Pascoe - in the Chair

Councillors: Anne Purdon and Christina Whitty

Also in attendance: Councillors Sally Hawken and Roger Holmes

Town and Minute Clerk: Steve Vinson

Members of the Public: Craig Rowe (Ocean Housing), Jo Harley (Ocean Housing), Barry Vigus (Resident), Robbie Brown (Persimmon) M. Halloway (Resident), V L Lockwood (Resident), Alan Mitchell (PA16/02214).

The Chairman advised those present of Housekeeping matters and reminded all that the meeting was being recorded.

913/15 APOLOGIES

Apologies were received from Councillors Tony Powell, Adam Hodgkins, Lorna Shrubsole and James Shrubsole.

914/15 DECLARATIONS OF MEMBERS' INTERESTS REGISTERABLE OR NON REGISTERABLE

None.

915/15 MINUTES OF THE MEETING HELD ON TUESDAY 15 MARCH 2016

Councillor Purdon proposed, Councillor Whitty seconded and the Committee **RESOLVED** to **APPROVE** the Minutes of the meeting held on 15 March 2016.

916/15 UPDATE ON PROGRESS OF RESOLUTIONS FROM THE MEETING HELD ON 15 MARCH 2016

The Town Clerk reported that the meeting held on 29 March 2016 with the Cornwall Council retail consultant Matt Morris of GVA, the Town Council and representatives of businesses in the Town had discussed the B & M appeal. It was felt to have been beneficial and would lead to further discussions.

917/15 PUBLIC PARTICIPATION

Mr Brown (Persimmon) introduced himself and updated the Committee with the latest position on the sale of properties. He indicated that within the next couple of months a reserved matters application would be submitted for the phase indicated as N1 on the original consent. He indicated that he was keen to work with the Town Council and residents to ensure the next application went smoothly. He would provide updates on an ongoing basis.

The Chair thanked Mr Brown for his attendance and indicated that the updates would be welcome. Committee agreed and noted that the provision of play areas were a part of the later phases.

Ms Harley – (Ocean Housing – PA16/01434)

Presented information on the scheme including the key points that:

- the number of units had been reduced from 44 to 40.
- the tree line had been retained.
- the Cornwall Council Affordable Housing target was 25% per development but this application had 60% affordable housing.
- It was intended to start on site in the autumn of 2016 with Phase 1.

The Town Council had raised objections to the previous application PA15/04130.

Ms Harley explained what steps had been undertaken to resolve those concerns.

1. Ecological Surveys – had been carried out with the following results:
Bat Survey – present, but could be accommodated by measures such as the retention of the tree line and other bat friendly measures.
Doormice Survey – not present.
Slowworm Survey – present, but could be relocated.
2. Trees T.P.O. – all trees to be left in place and made a main feature of the development.
3. Traffic – Survey had been produced and submitted. Cornwall Highways have yet to respond.
4. Drainage Survey – had been submitted. South West Water have no objections. Cornwall Hydrologist had raised objections which Ocean Housing were trying to address.

The following questions were put and answers made:

Q. The Chair presented a photograph of the development site which included a red line around an additional piece of land. She asked if Ocean Housing intended a second phase on the additional site.

A. The plan appeared to be one that related to last year's application. Ocean Housing did not have an option on the additional piece of land within the red line.

Q. A resident indicated that when the trial drainage pits were dug last year had taken three months for the water in them to drain away.

A. The measures to deal with the drainage from the development included an on-site pumping station and other measures.

Q. The present sewerage system was inadequate with pitch-fibre pipes in certain adjacent areas giving way under pressure and flooding gardens.

A. Other systems could be used and approved by South West Water to look at the problem.

Q. Residents Traffic Survey had indicated 400 vehicle movements per hour at certain times.

A. The response of Cornwall Highways to the applicants Traffic Survey was awaited.

Andrew Mitchell (PA16/02214)

Outlined the basis of the application which included an explanation that he spent some time looking into this project and had looked at taking the access onto Wadham Road, but this was not practical.

General Public Comments

V L Lockwood – (Ocean Housing application) the roads had not been built to take the current levels of traffic. There has been much infill residential development and the school has been built. The additional development would make the situation much worse.

Mr Vigas (Ocean Housing application) recent lorry operations to remove top soil from an adjacent site has caused traffic problems with lorries having to mount pavements to pass other vehicles.

M Galloway (Ocean Housing application). Indicated that there was no bus service in that area of Town and that 40 additional houses would likely generate up to 50 additional cars.

918/15 CORRESPONDENCE

PA15/11413 and PA15/11414 – 1 Dean Terrace, Replacement Windows

The Town Clerk outlined the response from the case officer that the item would not be going to the Cornwall Council Planning Committee but would be decided under delegated authority. This had been decided in consultation with Andrew Richards from the Strategic Historic Environment Service. The issue was not necessarily a case of which policy takes priority, but also related to the heritage context of the individual building.

PA16/01434 – Ocean Housing Ltd. Land North of Woodgate Road The Town Clerk reported that a local resident Malcolm Mort had written to the Town Council regarding the above mentioned application. Three of the points raised in the letter had already been raised by members of the public. The additional two points not already covered were:

Tree Preservation Order and Tree protection measures

The letter indicated that the tree survey carried out by Hi-Line Tree Surgeons in support of the application on 12 February 2016 did not acknowledge the Tree Preservation Order status achieved through application PA15/01787. The status and separate regulations relating to developments near trees set strict limitations which the proposed plan did not appear to reflect.

Development Plan

The site does not appear as a development site in the adopted development plan in force for the Town.

919/15 APPLICATIONS FOR CONSIDERATION

PA16/02214 – Mr & Mrs Alan Mitchell – 3 Wadham Road

Construction of dwelling and formation of new access.

Following discussion, it was considered that the application would be:

- Over intensive use to the site
- Highways concerns – regarding vehicle access to the site
- Highways concerns – closeness to the busy Church junction.

Councillor Purdon proposed, Councillor Whitty seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **OBJECTS** to the application.

PA16/01872 - Mr Richard Nelson, Eros Properties Ltd, Barclays Bank, The Parade

Listed Building consent for replacing the slate roof with a new slate roof and reinstating the valley gutter beneath the flat roof, and general external repairs.

Councillor Whitty proposed, Councillor Purdon seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **SUPPORT** the application.

PA16/01908 - Mr Mark Russell, Greenbank Community Church, Greenbank Road

Provision of disabled toilet.

The Mayor proposed, Councillor Whitty seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **SUPPORT** the application.

PA16/02514 - Mr BJ Murphy, 4 Whitely Grange, Liskeard

Conservatory in rear garden.

The Deputy Mayor proposed, the Mayor seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **SUPPORT** the application.

PA16/01434 – Ms Harley, Ocean Housing Ltd. Land North of Woodgate Road, Liskeard

Construction of 40 mixed tenure units, associated access open space and landscaping.

The discussion of the application included the following points:

- Only 3 of the 7 issues, highlighted by the Town Council in its consideration of the earlier application on 30 June 2015, appear to have been addressed.
- Drainage and sewerage issues in that part of the Town had been caused by overdevelopment and remained a concern
- Cornwall Council as the Flood Authority had objected
- The site was outside of the development area
- The road was too narrow and the footways poor or non-existent
- School children use the footways and walk along the road
- The Dark Sky Initiative proposed by Cornwall Council covers this site

As this was an unsustainable and unsuitable site it was agreed that the following points should be listed in the Council's objection to the planning application:

1. Drainage – concerns that the site would add to drainage and flooding issues already apparent in that part of the Town which was a critical drainage area
2. Sewerage – concerns that the site would add to existing sewerage issues.
3. Overdevelopment and beyond the Development Area – that the infill residential developments that had already taken place, combined with the school, had overdeveloped that area. NPPF 123 Development goes beyond the natural boundary affecting the quality of Liskeard's Landscape Setting. NPPF 125 impact regarding light pollution.
4. Public Transport and Local Amenities – there was no bus services to that area. NPPF 4 Para 32 indicates that "Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods and people", therefore this development would greatly increase traffic density and highways and pedestrian safety issues.

5. Narrow Roads – the roads were not developed originally for the volume of traffic and the size of vehicles currently using it. NPPF 4 Para 32 indicates that “plans and decisions should take account of whether safe and suitable access to the site can be achieved by all people”.
6. Brownfield site development – NPPF, saved Local Plan policies (HO1), the Cornwall Council Local Plan Policy 22 and the emerging Neighbourhood Plan indicated that where possible brownfield sites should be used for housing developments.
7. Not affordable Housing – this application contained free market houses and was not in accordance with some of the saved housing exceptions policies (HO13) which permitted exception sites when they were fully affordable.

The Mayor proposed, Councillor Purdon seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **OBJECTS** to the application.

920/15 ANY OTHER RELEVANT BUSINESS

None.

921/15 DATE OF THE NEXT MEETING

The next meeting of the Planning Committee would be on Tuesday 19 April 2016 at 6.45 pm.