

LISKEARD TOWN COUNCIL

AT A MEETING of the **PLANNING COMMITTEE** held in the Council Chamber on Tuesday 6 May 2014 at 6.45 pm there were present:

Councillor Anne Purdon - in the Chair

The Deputy Mayor Councillor Phil Seeva - Ex-officio

Councillors: Adam Hodgkins, James Shrubsole, Lorna Shrubsole, Tony Powell, Sally Hawken and Christina Whitty. Councillor Roger Holmes arrived late.

Town Clerk-Andrew Deacon

Minute Clerk-Stuart Houghton

Members of the Public: Colin Garwood, Linda Denny-Conway, Betty Swimley, Heather Allen, Jane Clark, Tony Wood, Robin Tucker, Mike Batt, Allen Hartridge, Patrick Clerk, Gillian Bowman and Ian Bowman.

The Chairman advised those present of Housekeeping matters.

986/13 OPEN SESSION

The Chair stated that the Council had not received any detailed information concerning Cornwall Council's proposals for Rapsons Car Park.

Councillor Hawken said that following the presentation to the Council by Cornwall Council, this Council's opinion was sought prior to Cornwall Council approaching Central Government for funding. This view might change when a detailed application was made, Cornwall Council were seeking if the scheme had any local support.

Councillor Hodgkins asked if the land could be built on, there was an opinion in the Town that it had been given to the Town for use as an open space.

The Chair then asked members of the public if they wanted to address the Committee and explained that the Committee would be discussing this item later in the meeting. Comments made by members of the public included;

- The proposal was against the National Planning Policy Framework and the Caradon Local Plan
- Parking was of value to a community, it was used by residents, visitors, workers and users of the railway
- Concern was expressed for access to the new houses and access for fire hoses to existing houses
- Many brown field sites were available close to this site, they should be used in preference to the car park
- People were concerned about the loss of privacy, being overlooked and the additional traffic on a road that had seen many accidents

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- The local terraces did not have parking areas, the car park was used for large deliveries to avoid blocking the highway
- The land was given to the people of Liskeard, why did Cornwall Council have the audacity to take it
- Care should be taken when considering this matter. If agreement was indicated now, Cornwall Council could use it against the Council if it rejected the detailed plans
- There was a lack of detail at this stage, the Town Council were responsible for ensuring the Town's facilities were maintained
- The proposed alternative car park was contrary to Cornwall Council's disabled access policy, it was a lorry park, had changes of levels and required disabled users to cross a busy road. It was not a reasonable alternative
- Local residents did not have parking areas, they paid Cornwall Council £250 pa to use this car park
- Residents were concerned about vandalism in the car park by the skate park
- Residents were concerned about accident damage to the crash barrier and lamp posts. It indicated fast use of the road by some road users
- The members of the public who were present at this meeting recommended that the Committee rejects this proposal from Cornwall Council

987/13 APOLOGIES

Apologies were received from The Mayor, Councillor Sue Pike and Councillors Jane Pascoe and Hella Tovar.

988/13 DECLARATIONS OF INTERESTS REGISTERABLE OR NON REGISTERABLE

No declarations of interests were made.

989/13 MINUTES OF THE MEETING HELD ON TUESDAY 15 APRIL 2014

Councillor Purdon proposed, Councillor Hodgkins 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 15 April 2014.

990/13 MATTERS ARISING FROM THE MINUTES

None

991/13 RAPSONS CAR PARK

The Chair said that opinions that had been expressed to her by members of the public corresponded with those made in the public section tonight, there was no support for the proposal.

A Member of the Council had discussed this with the Cornwall Council Housing

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Team, and they had stated that they would do everything possible to accommodate comments made tonight.

The Town Clerk said that he had made enquiries and found that there were no restrictive covenants on this land. Councillor Holmes said he was surprised at this; all had been misinformed at the time the car park had been created, he was looking to find a letter that expressed this view to which the Town Clerk replied that any restrictive covenant must be on the deeds, no other form would be recognisable.

It was stated that this had been an old proposal by Cornwall Council and before them Caradon Council, it might be interesting to make a Freedom of Information request to see why this had been resurrected. The recent upgrading of yellow lines had been designed to move people to park off road, this car park had been well used last week and the Town should not surrender its car parks.

Concern was also expressed about Cornwall Council ignoring this Council's opinion and the real problem for residents parking in this area, would the residents of the new houses have to use these public facilities, this could cause an overcrowding problem.

This Council could suggest other sites owned by Cornwall Council as alternatives, but this would be too late to be included in this bid. The Council had been asked if they would support this proposal.

Councillor Powell proposed, Councillor Hodgkins seconded and the Committee unanimously **RECOMMENDED** that the Council **REJECT** this proposal.

992/13 CORRESPONDENCE

None

993/13 APPLICATIONS FOR CONSIDERATION

PA14/02989 - Mr Ian Goldsworthy, 15 Well Lane

Proposed conversion of redundant storage building to 2 residential units

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

PA14/01429 - Stuart Jones & Phil Beattie Joint LPA Receivers, Area 10b Maudlins Farm

Redevelopment of previously developed land for the erection of 51 dwellings.

Councillors were concerned that this was an old matter and they did not have all details or the extent of the proposals, did a previous Section 106 agreement apply, was the "bridge to nowhere" and the play area at St Martins School included.

Councillors agreed to defer this decision, to request an extension of time and for copies of the original application to be provided.

PA14/03832 - Aster Communities, Trevillis Park

Modification of a Section 106 Planning Obligation (to correct the mortgage exclusion clause and related definitions).

Councillors were concerned that by allowing this change, the Town would lose some of its affordable housing stock and that additional profit would be made.

The Town Clerk explained that this was a common amendment to allow a mortgagor an unfettered right to foreclose and sell the property.

Councillor's maintained their concern about losing affordable housing stock and wished to compare the original document with the proposed changes.

Councillor Powell proposed, Councillor Hodgkins seconded and the Committee **RECOMMENDED** that the Council **SUPPORT** the application subject to the required documentation being provided.

994/13 ANY OTHER RELEVANT BUSINESS

None

995/13 PART II

There was no business under this heading.

996/13 DATE OF NEXT MEETING

There being no further business, it was agreed that the next meeting would be held on Tuesday 20 May 2014.