

LISKEARD TOWN COUNCIL

AT A MEETING of the **PLANNING COMMITTEE** held in the Council Chamber on Tuesday 20 May 2014 at 6.45 pm there were present:

Councillor Anne Purdon - in the Chair

The Mayor Councillor Sue Pike Ex-officio

The Deputy Mayor Councillor Phil Seeva - Ex-officio

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

Town Clerk - Andrew Deacon

Minute Clerk - Stuart Houghton

Members of the Public: Roger Gill, Kathryn Mort, Roy....., Stewart Hamon, Malcolm Halloway, Denise Lerner, Ray Meadows, Ken Rogers, Mark Scoot, Pearl Edwards, Ian Hobbs, Susan Shand, Charmaine Nettleingham, Russell Nettleingham, Malcolm Mort, Carolyn Menear, Mr R. Penney, Mr G. Mitchell, V. L. Lockwood, V. Wright, Isabel Livingstone and Allison Livingstone

The Chairman advised those present of Housekeeping matters.

1032/13 OPEN SESSION

The Chairman asked the members of the public if they wished to address the Council and explained the rules governing this section of the meeting.

Several members of the public made comments;

- The opposition to the development proposed for Gipsy Lane was well known
- 112 objections were lodged on the Cornwall Council website
- The objections had been researched and were creditable issues
- There was a possibility that trees could be killed if remedial work was made to them
- The capabilities of the developers was questioned
- The proposals contained access over private land

The planning agent for the developer stated that

- 44 residential properties were proposed, 41 were to be affordable homes
- Affordable housing was required in Cornwall. This area had been highlighted for some of these
- Although the Caradon Plan rejected the need for housing the Planning inspector had dismissed all objections
- The need for housing now was real

- There were no ecological or technical studies of concern and reports had now
- been submitted to the tree officer, there were no reasons why the development should not start

Other points raised were

- The additional vehicle movements on Old Road would increase the hazards to children travelling to school
- The Town's facilities were not in this area, the additional residents would have to pass along Old Road, which was very narrow and congested
- The location and topography of the site was unsuitable for development
- There were better locations in Cornwall for these houses
- The bus service in this part of the Town had been reduced to one return trip per day
- In 2013 property was offered to Cornwall Housing but was not accepted as they did not have the need for it
- A Freedom of Information Act request had been made to Cornwall Council, there were 600 on the Cornwall Housing waiting list and only 3 were sleeping rough
- In 2008 Highways were not against the scheme but additional properties had been built since then
- Hillfort School had 60 places available each September
- Cornwall Council Planning Department should visit the site to see the topography

There being no other comments, the Chairman informed the members of the Public that they were welcome to stay to listen to the Council's discussion of this application but no one could make any comments unless asked to do so by the Chair.

1033/13 APOLOGIES

An apology had been received from Councillor Tony Powell.

1034/13 DECLARATIONS OF INTERESTS REGISTERABLE OR NON REGISTERABLE

No declarations of interests were made.

1035/13 MINUTES OF THE MEETING HELD ON TUESDAY 6 MAY 2014

Councillor Hodgkins 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 6 May 2014.

1036/13 MATTERS ARISING FROM THE MINUTES

It was stated that the Case Officer was minded to refuse and call in the application made for the two houses in Well Lane that this Committee had supported.

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The Town Clerk replied that his office had not been informed of this; no action could be taken on this matter until proper notification had been received.

1037/13 CORRESPONDENCE

The Town Clerk reported that he had received correspondence about the proposed changes to the wording of the Section 106 agreement for Trevillis Park.

The proposed amendment was to allow mortgagees to foreclose and sell the property on the open market. If the mortgagee had to foreclose on a property he would have to offer the property to Cornwall Council which would have six weeks to provide a tenant. If Cornwall Council could not provide a tenant, the Mortgagee would be at liberty to sell the house on the open market.

Unless this clause was changed, no money would be lent against the property. It was not a way of removing the property from the affordable housing list, this Committee had supported the proposal at the last meeting, following the receipt of the appropriate paperwork.

1038/13 APPLICATIONS FOR CONSIDERATION

PA14/01429 Stuart Jones and Phil Beattie Joint LPA Receivers, Area10b Maudlin Farm

Redevelopment of previously developed land for the erection of 51 dwellings.
(Resubmission of Plan from 6 May 2014 Planning Meeting)

Councillors were of the opinion that sufficient information still had not been provided concerning the existing agreements and that the Case Officer would be requested by the Town Clerk to supply all missing information.

PA14/02602 Ms Elizabeth Fletcher Cornwall Council - Caradon Adult Education Centre, Laity House Higher Lux Street

Retain a relocatable classroom unit

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

PA14/03310 Trand UK Ltd, Land at Gipsy Lane

Construction of 44 residential units, associated access, parking, infrastructure (Including retaining structures), open space, footpath links and landscaping

Several councillors said that they had visited the location and commented;

- It was an old proposal, roads into the site had been constructed
- 44 dwellings were considered to be an excessive number
- Old Road was already congested

- Old Road and New Road were both difficult to negotiate
- The pedestrian access did not link to existing footways
- The current residents of Gipsy Lane were elderly
- Concern was expressed about existing parking on pavements, additional traffic would compound the existing problems
- Old Road was very narrow, single file traffic in places
- Access to Hillfort School was already a problem, it would be made worse
- The need for the housing was a community requirement, the whole community had to take the need on board, not a “not in my back yard” solution
- Affordable housing was required and had to be accommodated
- Was the development needed with Addington now in process
- The proposal could only be rejected on planning grounds
- The Old Road traffic problems were known, however there were good visibility and a central reservation at the junction at New Road
- Wildlife and conservation had to be considered within the rules
- The developers comments say that these are not a problem
- Would the drainage proposals cope with the topography of the site and accommodate flash floods
- SWW had confirmed, at the Town Forum, that they are consultees of Cornwall Council. The Lodge Hill Treatment Works was not at capacity and additional storage would be provided, at Sungirt Car Park and at the Lanchard Valley, to reduce the volume discharged via storm overflows into the water courses prior to treatment
- The proposal was an overdevelopment of the site, the existing residents would feel overcrowded
- The height of the proposed properties might cause overshadowing of existing properties

It was confirmed that an Environmental Impact study had not been made and suggested that the points raised would be covered by the consultees responses and that the Committee should wait until all responses were returned.

Councillor Hodgkins proposed, Councillor Pascoe seconded and the Committee **RECOMMENDED** that the Council **OBJECT** to the proposal on the grounds of the issues with Old Road, traffic problems and that the proposal was an over intensive development.

A statement was then made that the Case Officer had called in this application.

The Town Clerk called a point of order, the application had to be considered from the information provided, other matters could not be included in the discussion.

Cornwall Councillor Hawken stated that the final decision would not be made until July, the matter was not yet with the Case Officer.

PA14/03505 - Mr Paul Taylor, Liskeard School & Community College

Erection of steel framed building on reinforced concrete base/floor slab to be used by school as unheated workshop for construction students.

Councillor Pike proposed, Councillor Whitty seconded and the Committee **RECOMMENDED** that the council **SUPPORT** the application.

1039/13 ANY OTHER RELEVANT BUSINESS

None

1040/13 DATE OF NEXT MEETING

There being no further business, it was agreed that the next meeting would be held on Tuesday 3 June 2014.