

LISKEARD TOWN COUNCIL

MINUTES of the **PLANNING COMMITTEE MEETING** held in the Council Chamber on Tuesday 17 May 2016 at 6.45 pm

PRESENT

The Deputy Mayor Councillor Jane Pascoe - in the Chair

Councillors: Anne Purdon, Adam Hodgkins, Tony Powell Lorna Shrubsole, James Shrubsole and Christina Whitty

Cornwall Councillor: Mike George

Town Clerk: Steve Vinson

Minute Clerk: Stuart Houghton

Members of the Public: Ron Bennett, Tessa Affleck, Sophie Jones, Colin Mills, Mari Steele-Tyson, Ted Steele-Tyson, Vivienne Pacey, Marie Williams, M. K. Jones, J. Grieve, Rob Pacey, Bryn Williams, Viv Twornicki, Julie Hollingdale and others who did not sign the attendance sheet.

The Chairman welcomed the members of the public to the meeting, advised of Housekeeping matters and reminded all that the meeting was being recorded and could be filmed by members of the public.

1025/15 APOLOGIES

An apology was received from the Mayor Councillor Phil Seeva

1026/15 DECLARATIONS OF MEMBERS' INTERESTS REGISTERABLE AND NON REGISTERABLE

None.

1027/15 MINUTES OF THE MEETING HELD ON TUESDAY 19 APRIL 2016

Councillor Hodgkins proposed, Councillor L. Shrubsole seconded and the Committee **RESOLVED** to **APPROVE** the Minutes of the meeting held on 19 April 2016.

1028/15 UPDATE ON PROGRESS OF RESOLUTIONS FROM THE MEETING HELD ON 19 APRIL 2016

The Town Clerk reported that he had received notification from Cornwall Council Planning Service that Wain Homes had submitted information to show that the design of a roundabout was not feasible at the access to the proposed

site off Charter Way, the Highways Department were not happy with the alternative proposal as it could not meet the required design standards.

1029/15 PUBLIC PARTICIPATION

Viv Twornicki acted as the spokesperson for the residents of the Trevillis Estate, who had attended the meeting, to object to planning Application PA16/00910. Items mentioned included;

- i. Both the Town Council and Cornwall Council had previously objected to developments adjacent to the Trevillis Estate, but the last application had been granted by appeal
- ii. One resident, Colin Mills, had written to Cornwall Council setting out the residents objections to the scheme. A copy of this letter will be circulated before the end of the meeting
- iii. It had taken 3 years to build the last 13 houses, one of them is still unoccupied
- iv. This is a residential area in which young children play, heavy construction traffic negotiating these narrow road will be a danger to the children
- v. This proposal is to construct 10 dormer bungalows on a greenfield site which is outside of the Liskeard built boundary that contains protected species
- vi. The proposal would contain additional street lighting which would remove the dark sky and have an adverse effect on the life of the present residents
- vii. Access to the site would require the demolition of an old stone wall
- viii. The proposal did not include for affordable housing as stipulated by Cornwall Council, they have been added as an afterthought
- ix. The pedestrian and cycleway exit from the estate onto Lodge Hill is shown to be via privately owned land
- x. The result of these additional houses is that traffic through the estate would double
- xi. The narrow roads on the existing estate were designed in the 60's and were not constructed for the current volume or size of traffic
- xii. The existing estate roads are congested by people parking there all day rather than pay to park at the railway station
- xiii. The entrance to the estate is used by traffic, and busses, to turn to return to the Town
- xiv. The required increase in the housing stock to 2030 is already earmarked, there is no need to use this site to meet this target
- xv. The residents ask that the Town Council request that this application is referred to the Planning Committee and not dealt with by delegated powers

The Chair thanked Mrs Twornicki for the presentation and the copy of the letter sent by a resident, she offered the resident to remain at the meeting to listen to the debate on this application.

1030/15 CORRESPONDENCE

None.

1031/15 APPLICATIONS FOR CONSIDERATION

PA16/00910 - Mr N. Churchill Acquiro SW Ltd, land South East of Trevillis Park

Outline application for the erection of 14 dwellings (4 affordable and 10 open market)

The Chair stated that the Town Council was only a consultee in planning matters, it could support or object to an application but could not approve or reject them. Very often the Cornwall Council Planning Officers disagreed with the decisions of this Council; when this happens the Council is asked if it agrees to disagree, change its decision or ask for the matter to be considered by committee. Poor construction management, and disruption caused by the construction, are not material planning matters that this Committee could consider.

All Members of this Committee had visited the site, discussion included;

- i. The Town Clerk reported that he had asked the developer to attend this meeting, but had received a reply from the agent stating that no-one was available to attend
- ii. The reply had also stated that this was an infill development that was bounded on three sides by existing properties, the plans were to build 4 affordable homes and 10 open market homes, in accordance with Cornwall Council requirements. The open market homes would be single storey to lessen the impact and the roads would be adopted
- iii. Councillor expressed their disappointment at this response as they wished to ask the developer questions
- iv. The Pre-APP was discussed; was this site considered as an infill site or a rural exception site, if the latter the number of affordable homes could be decided by discussion
- v. If this was a rural exception site the limited influence that this council had would be reduced

Councillor Powell proposed, the Deputy Mayor seconded and the Committee **RESOLVED** that the Council **DEFER** the decision on this application until a further meeting, and that the Cornwall Council Case Officer, and representatives of the developer, are asked to attend the meeting to answer questions.

PA16/03131 - Mr & Mrs Luke and Mathew Smith, land at Old Station Road

Construction of 2 detached dwellings

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

PA16/03710 - Me & Mrs Coleflax, 19 Whitley Grange

Removal of conservatory and replace with a single storey extension at rear of property

The Chair proposed, Councillor J. Shrubsole seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application.

PA16/03721 - Mr Richard Nelson, Eros Properties Ltd, Barclays Bank Plc, The Parade

Removal of flat roof and reinstatement of original roof valley gutter

Councillor Purdon proposed, Councillor Whitty seconded and the committee **RESOLVED** that the Council **SUPPORT** the application.

PA16/03772 - Mr & Mrs R Mathers, 4 Pendean Drive

Demolition of sub-standard extension, construction of new 2 storey extension and alterations.

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

1032/15 ANY OTHER RELEVANT BUSINESS

It was noted that the land at Pendean had again been cleared as if in readiness to commence construction.

1033/15 DATE OF THE NEXT MEETING

The next meeting of the Planning Committee would be on Tuesday 31 May 2016, at a time to be agreed, provided that the Applicant and Case Officer for application PA16/00910 can attend, otherwise it would be Tuesday 7 June 2016

Viv Twornicki speaking notes

I am Viv Twornicki a Trevillis Park resident for the last 16 years, and I have been asked to speak for all the residents in opposing the current outline plan to build another 14 houses adjacent to our estate.

The controversy of development at Trevillis and the extra pressure on traffic that it brings is well documented from our last campaign, and as you can see by tonight's attendance, residents are still as strongly against building in this area they were before.

The history of the site is well known but just to recap quickly for the new members. This council objected to the original plan for 10 Affordables as an extension to Trevillis Park on two occasions, and Cornwall Planning East refused the plan twice by large majorities. However, on Appeal the Inspectorate Allowed it as it was identified at that time that Liskeard was short of Affordable housing. Since then Liskeard TC successfully requested that the Affordable houses in new developments should be reduced from 40 per cent to 25 per cent, as per the planning meeting of October 2014. They did not want Liskeard to become the centre for CC's shortage of Affordable housing!

It is worth reminding everyone however, that Plan A was not allowed as the Inspector had identified parking problems on the estate over which he expressed concern. In line with his guidance an extra 9 parking spaces were provided on the development, now known as Joan Moffatt Close to prevent any visitor parking in the main estate. This Plan was Allowed.

A further 3 houses were then added in a revised application.

Our concerns over the extra traffic movements more housing would bring in an estate where many of the roads are single file due to on road parking, have been fully realised, and I thought it would be useful for you to see the correspondence from Mr Colin Mills which explains very clearly the problems we face which I have left for you to read. Interestingly Colin lives in Joan Moffatt Close. The residents there are supporting the Trevillis campaign for no more building as they say it will put more pressure on their street where nine children live and play, and the exit in and out of the Close is a single width.

I would like to point out that the residents of Trevillis, particularly those in the steep hill leading down to the cul de sac from which the Close extends, suffered disruption, noise and dirt during the three years whole years it took to build just 13 houses. They were not occupied until the end of last year, and nearly six months later one of the houses is still empty. The site is still untidy and the rear of the houses are the first thing presented to passengers into Liskeard on the railway at the viaduct. The Planning Inspectorate was clear in giving permission that the view from the trains of these houses should present a pleasant perception of the town. Instead they have stained concrete wall and a large mudbank with a row of houses which stick out like a sore thumb. They do not look like they belong to the Trevillis estate. They are basically Liskeard's 'carbuncle.'

The same developer is back again, albeit under a new company name, and this time he wants to build 10 dormer bungalows on the small field directly in front of the 12 houses which make up the end of Trevillis Park to the south.

This land is a greenfield site comprising agricultural land lying outside the defined settlement for Liskeard. It is the town's natural boundary to the south and any development here would be ribboning. It is grazed by sheep and cattle throughout the year by a local organic farmer. It is also teeming with wildlife, and though showing no protected species, it would however be displaced once building started . Buzzards perch daily on the field fence, there are owls at night, and bats use the field for foraging. We have field mice, squirrels, a rabbit warren underneath the west hedge, an occasional fox, many varieties of wild birds and the occasional deer roams into the field.

The residents there, many of whom have lived in the same houses since the estate was built in the 1960s, are extremely distressed that they now face their countryside environment with the nature they love, being replaced by a building site from which they will only be separated by a low Cornish stone hedge. They will be overlooked losing their privacy, and will have to put up with cars, service vehicles and pedestrians and cyclists passing by their rear gardens which are small, and which they will be able to look directly into. This will all have a devastating effect on their quality of life.

The great cause for concern is once again that the only access to this proposed new estate is down through the Trevillis estate with its pinch points, blind bends and on road parking. The access to the building field would be through the farm gate which lies up an incline in Joan Moffatt Close. Part of the Cornish stone hedge here will be removed to widen the entrance.

At the preapp stage for 9 bungalows, the developer, who tried to describe the plan for the field as infill, was told by the planning officer that this was not the case, and plan would only be looked on favourable as a Rural Exception which would have to be accompanied by some Affordable Housing.

Back came the outline plan for four affordable, two of which are flats, to be tacked onto the end of Joan Moffatt Close. Plus there is an extra bungalow in the field now making 10, with an access road in the middle of the houses with a footpath around the edge. It is interesting to note that the developer has sited a pedestrian and cycle exit from the west leading out onto Lodge Hill next to Morley Tamblyn Lodge. He says it is a public right of way. It is not. It is private and owned by the health authority.

The traffic generated from the proposed bungalows and the Affordables would be a 100 per cent more than what is already experienced from Joan Moffatt Close. This is ridiculous given that Trevillis was built in the 60s with 13ft roads and was never meant to be developed again. We also have commuters parking in the estate who use the station and refuse to pay the park and ride, and all this traffic is in and out of the entrance to our estate onto Turnpike Road leading directly onto Station Road.

The entrance is often used as a turning area also. The double decker bus ferrying Plymouth College students turns there daily during term time. When the Looe line

floods, which is becoming more of a regular occurrence, many of the buses laid on by GWR also turn by backing into our estate because of the chaos at the station.

This whole plan is undeniably market led by an out of county developer who want to make a quick profit to offset his losses from the disaster which was Joan Moffatt Close, and is hoping Affordables will once again be the magic word.

Liskeard's natural place for more housing is to the north with access to the Eastern link route, and where there is no impact on already established neighbours. There are almost 200 Affordables planned at Addington and the recently approved Tencreek site. There are at least 1,000 houses in Liskeard already planned. There is no need to build outside of Liskeard's planning boundary in an unsuitable location where it will affect established residents.

A small estate like the plan for Trevillis is a drop in the ocean where the only gainer will be the developer at the great cost to the long suffering residents who live there. We say leave Trevillis alone. Enough is enough and we call upon our local councillors to strongly support us once again.

I would like to close by respectfully asking, if it is in your remit to do so, to apply for a site meeting with the planning case officer and members of Cornwall Planning East, and the plan is considered by the planning committee and not by delegated authority of the planning officer.

Thank you for your time. =