

4. SUPPORT SERVICES MANAGER'S REPORT - To receive an update about progress of resolutions from the last meeting of the Planning Committee on Tuesday 20 June 2017

PA17/05013 – Mr Robert Libby Taylors Motors, Land North East of Taylors Motors, Barn Street

The Liskeard Town Forum have written a letter of OBJECTION to this application for the following reasons:

- 1) A comprehensive redevelopment of the complex (0.34ha) would comply with the Liskeard Neighbourhood Plan but the proposed layout plans might have been clearer as Designing out crime measures and hard and soft landscaping (required by Objective 9 of the Plan and chapters 5 and 6 of the Design Guide) are not in evidence to justify the scale of development proposed for this part of the complex. Further details and changes are needed to this particular application to avoid 'cramming' and an over-intensive development that lacks amenity space and that might foster future social cohesion issues.
- 2) There is a lack of detail on the layout plan about the position of site boundaries and the presence of trees on the boundaries and inadequate information in the application about hard and soft landscaping and screening measures for the bin store and measures to mitigate noise disturbance from nearby commercial premises.
- 3) There may be safety issues at the entrance patio to the flats if it is used by motor vehicles and is not well-lit and surfaced to provide a place that feels safe for residents and visitors.
- 4) Also, it is suggested that there should be a straight well-lit and well-maintained path between the dwellings and Barn Street (not a dog-leg) and this should be overlooked without compromising privacy.
- 5) At the stage when a planning permission is warranted it is appreciated that there will be a need for appropriate conditions and it is suggested that these include ones to secure future maintenance of public paths and spaces and to ensure that the land is de-contaminated prior to first occupancy of any flats or dwellings.

PA17/04428 – Mr David Polglase, Accomodation 1 Lower Lux Street, Liskeard

Following a site visit made by Councillors Powell, Whitty, Raines and Shand, and findings circulated to all Councillors, the following comments were submitted to Cornwall Council:

The Planning Committee undertook a site visit with the planning officers to meet the applicant and view and discuss the proposed works before making a decision on this application.

The planning officer checked all the windows which have been replaced to ensure they were suitable, and advised they were found to be so. However, the applicant

was advised that any windows not currently mentioned in the application could not be replaced until a new application detailing them was submitted.

The committee noted a wide range of exposed electrical wires and plumbing pipes and a number of serious roof leaks which could conceivably compromise the electrical and fire safety integrity of the building. The lack of a clear fire exit from the upper floors of the building also gave cause for concern about the current health and safety dangers the property currently poses to those living there and wider dangers to the public if the property deteriorates further.

Councillor Powell proposed, Councillor Shand seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application to bring the accommodation back to a safe and habitable standard, subject to a full building regulations inspection being carried out and the applicant complying with all recommendations and regulations.