

LISKEARD TOWN COUNCIL

MINUTES of the **PLANNING COMMITTEE MEETING** held in the Council Chamber on Tuesday 4 August 2015 at 6.45 pm

PRESENT

The Mayor - Councillor Phil Seeva Ex-Officio

The Deputy Mayor - Councillor Jane Pascoe - in the Chair

Councillors: Anne Purdon, James Shrubsole, Lorna Shrubsole

Also in attendance - Councillor Roger Holmes

Town Clerk: Steve Vinson

Minute Clerk: Stuart Houghton

Members of the Public: Ivan Tomlin, M. Hoskin, M. Batten and Andrew Soady

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

203/15 APOLOGIES

Apologies were received from Councillors Tony Powell and Christina Whitty,

204/15 DECLARATIONS OF INTERESTS REGISTERABLE OR NON REGISTERABLE

None.

205/15 MINUTES OF THE MEETING HELD ON TUESDAY 21 JULY 2015

The Chair proposed, Councillor Purdon 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 21 July 2015.

206/15 MATTERS ARISING FROM THE MINUTES

Minute 162/15 (Matters Arising(PA15/04130 Ocean Housing Ltd)).

The Town Clerk reported that this application had been withdrawn.

207/15 PUBLIC PARTICIPATION

Ivan Tomlin addressed the meeting about Planning Application PA15/06087, Timberlee, Tregay Lane.

He said that the site was currently poorly used; it was overgrown and old portacabins and caravans etc were visible. The ownership of the site had recently changed and it was proposed to demolish the old buildings and to build 10 bungalows, 4 two bedroomed and 6 three bedroomed, as a development for older people.

Successful pre application meetings have been held with Cornwall Council; they had indicated that, as this site would be surrounded by the Addington development, they had no immediate objections to the proposals and that in the future the site would have better connectivity as the Addington development was completed. They had discussed tree protection, changes had been made to the layout at the request of the Tree Officer, a private sewerage system was initially planned, as agreed with South West Water, and surface drainage would be contained so that the run off would not be increased. The existing boundaries would be retained and the main source of power would be electricity, although it might be possible to include a communal liquid gas system.

The Chair then asked about progress on their development at the site of the Old Magistrates Court.

Ivan Tomlin replied that it had stalled.

They had held several meetings with Cornwall Council and had provided acoustic surveys, financial appraisals, for both the housing and commercial elements, QS reports, costings and discussed whether the commercial plots should be leased or sold. This had also considered selling serviced plots for individuals to develop, or ready build units for rent or sale. They had received enquiries for several of the commercial plots and were confident they would all be filled quickly.

The Cornwall Council Affordable Housing Team were trying to have affordable housing supplied, and had suggested that the floor area be reduced. The developer was reluctant to do this as it would be against the wishes of the Town Council.

A lot of speculation was being made about costings and earnings from the site.

Councillors were dismayed at this, they had held this development up as a flagship scheme to provide employment opportunities together with larger homes, of which there was a shortage in the Town. There had been a lot of interest shown in this development, the Planners should take a holistic view of the requirements of the Town; there was a possibility that employment opportunities would be lost due to the delays caused by Cornwall Council's questions.

Councillor Purdon proposed, the Chair seconded and the Committee **RESOLVED** to write to Cornwall Council Planners to express its disappointment at the way this application was being considered and that Members of this Planning Committee would be willing to meet with the relevant Officer to discuss this matter.

208/15 **CORRESPONDENCE**

1. Paperless Planning Applications

The Town Clerk had circulated correspondence from Cornwall Council about its proposal to move to a paperless planning system.

The Minute Clerk reported that last week he had used the system to download details of the Ocean Housing application; it had taken 1 hour and 20 minutes to download. He then tried to forward the details, by e-mail, without success as the file was too big. However the information downloaded was complete although each file was not named, it had a number. Unless each file was opened and named it would not be a very user friendly system, there would also be the problem of trying to understand large drawings on a small screen.

It was also thought that unless the PA number was available the Cornwall Council Planning Portal was not easy to use.

The Town Clerk would respond to Cornwall Council.

2. Register of Brownfield Land for Housing

The Town Clerk had circulated the correspondence from Cornwall Council in which they requested that all brownfield land designated for housing be registered, by 7 September 2015, by the owner/agent.

The Neighbourhood Plan team were compiling a list of brownfield land sites, Councillors L. and J. Shrubsole would compile a list of brownfield sites.

209/15 **APPLICATIONS FOR CONSIDERATION**

PA15/06087 - Mr Michael Hoskin, Mansion Developments SW. Ltd, Timberlee, Tregay Lane

Construction of 10 detached bungalows, internal estate roads, gardens and parking to serve dwellings.

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

PA15/06296 - Mr & Mrs Bennallick, Old Carpentry Workshop, Station Road, Moorswater

Construction of 3 dwellings with detached garages.

Councillors had concerns that;

- Access was through an industrial site
- The access was via a narrow unmade road that was not suitable for two way traffic
- The area was a recognised flood zone
- It was on former industrial land, therefore the land might be contaminated, no information had been provided
- A loss of employment land

Members also were of the opinion that the proposal was in an area protected by Cornwall Council for a new full flow junction from the A38.

A copy of a letter from the Planning Officer to the Developer, about their Pre-application meeting, had been received and the Planning Officer had commented that;

- There were a number of outstanding issues that required careful consideration
- The explanation for the loss of the workshop should be provided with a future application
- There was insufficient information to confirm if 3 or 4 houses was suitable for this location
- The site was located in flood zones 2 and 3 which should be discussed with the EA
- Land contamination and drainage matters had not been considered
- Highway safety, parking matters and the potential impact of the construction on neighbouring residents had to be considered

Councillor L. Shrubsole proposed, the Mayor seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **OBJECT** to the application at this stage.

210/15 ANY OTHER RELEVANT BUSINESS

Stag Hotel, Station Road

It was reported that a Pre application had been made to Cornwall Council and details of the report had been circulated.

The report recommended that a further Pre application should be made to give details of car parking, sketches of proposals for the conversion and new builds, a historic building assessment, a Heritage impact assessment, a schedule of structural works and repairs and details of how building regulations would be met.

Members were concerned about Pre applications being made without their knowledge and the difficulty in locating them on the Cornwall Council Planning Portal, especially when the PA number or existence of the applications were not known.

The Town Clerk was asked to request that Cornwall Council inform this Council whenever a Pre application was made for a proposal in Liskeard.

211/15 DATE OF NEXT MEETING

The next meeting of the Planning Committee would be on Tuesday 18 August 2015 at 6.45 pm.