

LISKEARD TOWN COUNCIL

MINUTES of the **PLANNING COMMITTEE MEETING** held in the Council Chamber on Monday 19 September 2016 at 7.00 pm

PRESENT

The Mayor - Councillor Jane Pascoe - Ex-Officio

The Deputy Mayor - Councillor Christina Whitty - in the Chair

Councillors - James Shrubsole, Lorna Shrubsole and Phil Seeva

Also in attendance - Councillor Roger Holmes

Town Clerk - Steve Vinson

Minute Clerk - Stuart Houghton

Members of the Public - Robbie Brown (Persimmon Homes), and Malcolm Mort (Resident)

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

196/16 APOLOGIES

Apologies were received from Councillors Tony Powell and Anne Purdon.

197/16 DECLARATIONS OF MEMBERS INTERESTS REGISTERABLE OR NON REGISTERABLE

No declarations of interests were made.

198/16 MINUTES OF THE MEETING HELD ON TUESDAY 30 AUGUST 2016

The Chair proposed, Councillor J. Shrubsole seconded and the Committee **APPROVED** the Minutes of the meeting of the Planning Committee held in the Council Chamber at 7.00 pm on Tuesday 30 August 2016.

199/16 TO RECEIVE AN UPDATE ABOUT PROGRESS OF RESOLUTIONS FROM THE LAST MEETING OF THE PLANNING COMMITTEE ON TUESDAY 30 AUGUST 2016

All items were included in the agenda for this meeting.

200/16 PUBLIC PARTICIPATION

1. Development at Western Avenue

Malcolm Mort addressed the Committee on behalf of the residents of Western Avenue and Grove Drive. He wanted to make Councillors aware of the problems faced by residents following the granting of planning permission for a development adjacent to a residential area.

Planning permission was usually granted subject to conditions, which residents welcomed, however, compliance with the conditions by the developer was variable and caused much inconvenience and concern for the residents.

He listed the many planning conditions that the developer had not complied with and the problems in getting the Planning Officer, Building Control and Environmental Health Departments to assist to ensure that the developer complied with the imposed conditions. All matters had been referred to the Cornwall Councillor for that ward.

The problems which the residents faced included dealing with contaminated dust in the dry weather, thick mud on the road in wet weather, very large lorries driving and parking on pavements, and the resultant damage to walls. The developer had not provided any on-site parking facilities for his workforce, who parked on adjacent roads or grass verges, or controlled the time of deliveries to the site, which very often had to queue to gain access.

It was also noted that the Planning Officer had agreed to non-material changes to the appearance of the houses, they were no longer hung slate, and some garages had been removed.

Members sympathised with the residents, The Mayor proposed, Councillor Seeva seconded and the Committee **RESOLVED** to;

- i. Contact and discuss these matters with the Ward Cornwall Councillor
- ii. Write to Cornwall Council to express concerns about;
 - a. the lack of compliance by the developer
 - b. the apparent lack of supervision of the developer by Cornwall Council
 - c. to complain about the changes made to the development without reference to this Council.

The Chair thanked Mr Mort for his presentation and would inform him of any progress that could be made.

2. Persimmon Homes, Addington

Robbie Brown addressed the Committee on behalf of Persimmon Homes concerning the Addington development. He wanted to explain the non-material amendment application made to change the facing of three garages, from stone faced to painted render. These houses had been sold, the purchasers and the Planning Officer had agreed to the change and the garages would be partly hidden by the proposed landscape work.

Members thanked Robbie for the explanation; this application was to be discussed later in the meeting. They then asked if he could give an update on the outstanding Section 106 works for the first phase of the development.

He replied that the technical details had been submitted to Cornwall Council who had eventually replied with queries which had been addressed and resubmitted in April 2016. A reply had not yet been received to the latest submission. These works would be carried out related to progress of the development, but could not start until Cornwall Council had agreed the technical detail that had been provided.

He also informed the Committee that;

He would be talking with the residents of Timberlee, Trembraze and Elizabeth Cottage to ensure that the completion of the design of this project would be acceptable, and would not impinge on the other work or access in Tregay Lane.

The Link Road would be completed through the site, to the St Cleer Road, as part of Phase III works. The road through the site would be completed to give clean access to residents; this would require the site compound to be relocated.

The relocation of affordable housing was the subject of a planning application, the overall number of affordable houses would not change.

The continuity of the appearance of the houses fronting onto the Spine Road would be maintained, favourable comment had been received about the "Cornish" appearance of the houses.

Finally he promised to supply the Council with up to date information about the Section 106 works and to provide updated drawings for the remaining phases of the development.

The Chair thanked Mr Brown for presenting the proposal and for his cooperation on providing further details.

201/16 CORRESPONDENCE

1. Planning Application PA16/08253. Land at Addington (accessed from) Callington Road. Non-material change to external facing of garages.

The Town Clerk had circulated this communication by e-mail. The Case Officer had no objections to the proposal, details of which had been included in the earlier presentation made by Robbie Brown.

Members had discussed this item, Councillor L. Shrubsole proposed, Councillor Seeva seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **SUPPORT** the application.

2. Planning Application PA16/07105, Royal Café, The Parade

The Town Clerk had circulated an e-mail from the Case Officer which explained why he proposed to support the application, against the recommendation made by this Council.

The Mayor declared an interest in this item and did not take part in the discussion.

Following discussion Councillor L. Shrubsole proposed, Councillor Seeva seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **AGREED** with the Planning Officers opinion, but that the work should be to the Conservation Officers recommendations.

The Mayor had abstained from the vote.

3. PA16/0433 and PA16/0434. The Old Stag, Station Road.

The details received from the Case Officer, giving his reasons for differing from the decision made by this Council, had been circulated.

Councillor Holmes left the meeting at 8.30 pm.

Members discussed the e-mail from the Planning Officer, Jonathan Luker, where he informed the Council that he was minded to approve these applications, which was at variance with the decision reached by the Town Council. The Council had 5 days to respond to the notification.

The Chair proposed, Councillor L. Shrubsole seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **AGREE** with the Planning Officers

proposal to approve the applications but wished to emphasize, for future reference, that the Environmental Health Officers opinion was that the current use of the adjacent industrial units would not create an unacceptable noise hazard for this application.

202/16 APPLICATIONS FOR CONSIDERATION

PA16/07313 - Mr Robbie Brown Persimmon Homes (Cornwall) Ltd, Land at Addington (accessed from Callington Road)

Application for reserved Matters (access, appearance, landscaping, layout and scale) following outline approval PA10/03248 dated 25/11/2013 for residential development including a local centre, public open spaces and formation of new vehicular/pedestrian access to public highways (A390 & B3254). Development of Phase III comprising 150 dwellings and associated infrastructure (including drainage and highway infrastructure) together with the relocation of affordable housing located in Phase II (specifically plots 106 to 114 and plots 118 and 119)

Councillor Purdon proposed, Councillor J. Shrubsole seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **SUPPORT** the application but make comment that Cornwall Council should expedite the fulfilment of the Section 106 Agreement, that should have been completed related to the progress of the previous phases of this development. The Town Council should also request an explanation of the reasons for removing the requirement for a controlled crossing in Callington Road.

PA16/07956 - Mr & Mrs G. Thomas, 21 Wadham Road

Proposed garage/workshop

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

PA16/08034 - Ms Indy Kaur Lloyds Banking Group Plc, Lloyds Bank Plc, The Parade, Barras Street

Listed Building Consent to install 2 Wi-Fi Access Point Units, associated wiring and signage

Councillor Seeva proposed, The Mayor seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **SUPPORT** the application, provided that the installation was completed in accordance with the Conservation Officers requirements.

203/16 VACANCIES IN THE PLANNING PARTNERSHIP

The Town Clerk had circulated details of this vacancy; the term of office would terminate after the elections to be held in May 2017. Nominations by interested applicants, supported by the Council, should be made by 5 October 2016.

Following discussion Members agreed to hold separate discussions to determine if an application would be made by a member of this Council.

204/16 OCEAN HOUSING STREET NAMING

The Town Clerk had circulated the previously prepared list of names that could be used for the naming of new streets by developers.

Following discussion it was **RESOLVED** that ROWAN, BLACKTHORN and PRIVET should be recommended to the developer, Ocean Housing.

205/16 DATE OF THE NEXT MEETING

The next meeting of the Planning Committee would be on **Tuesday 11 October** 2016 at 7.00 pm.