

Liskeard Town Council

AT A MEETING of the PLANNING COMMITTEE held in the Public Hall on Monday 10 August 2026 at 7.30 p.m. there were present:

Committee: Councillors Nick Craker (Chair), Graham Berry, Sylvia Berry, David Braithwaite, Simon Cassidy, Naomi Taylor, Jane Pascoe, and Lori Reid

Deputy Town Clerk – Yvette Hayward

Members of the Public: 18 residents from Trevillis Park and Joan Moffat Close (PA26/00788), Stephen Elliott, Carla Elliott and Harrison Elliott (PA26/03959)

104 / 26 APOLOGIES

Councillor Christina Whitty

105 / 26 DECLARATIONS OF INTERESTS, REGISTERABLE AND NON-REGISTERABLE

Councillor Braithwaite – PA26/03553 & PA26/04960 Applicant

106 / 26 MINUTES OF MEETING HELD ON TUESDAY 14 JULY 2026

Councillor Braithwaite proposed, Councillor Reid seconded, and the Committee **RESOLVED** that the minutes of the meeting held on 14 July 2026 were adopted as correct.

107 / 26 TO RECEIVE AN UPDATE ON PROGRESS OF ITEMS FROM THE LAST MEETING OF THE PLANNING COMMITTEE ON TUESDAY 14 JULY 2026

Verbal report given

108 / 26 PUBLIC PARTICIPATION

The residents of Trevillis Park and Joan Moffat Close raised the following points on application PA26/00788/PREAPP:

- Trevillis Park which provides access to the proposed development was built in the 1960s when car ownership was lower, and there are evident pressures on parking, particularly in the evenings, with on street parking on both sides of the road, which can restrict access for emergency vehicles, and does not promote a safe and efficient road network.
- An additional 41 dwellings would generate significantly more journeys where the access would be along steep roads, with narrow footways in places, causing harm to the safety and convenience of existing residents on the local roads giving access to the site.
- The measurements shown on the plans for road widths are believed to be incorrect in places.
- Some of the hedge bank has already been removed.
- The site is some distance from the full facilities available in Liskeard, for example children from the existing development are eligible to free transport to Liskeard School and Community College due to the distance and route.
- The new development would have a reliance on private car ownership, rather than encouraging active travel.
- Cornwall Council were asked to listen to strong local objection.

PA26/00788/PREAPP - Acquiro SW Ltd, Land South East Of Trevillis Park

Ultimate Planning Performance Agreement for outline application for residential development of 41 homes, including 25% affordable housing and associated open space. All matters reserved except access.

The committee considered the following points:

- The site is currently undeveloped, open, agricultural land, outside the extent of the existing town.
- Development of the site would harm the character and appearance of the area. Joan Moffat Close is currently a projection into the countryside and this would significantly increase the scale of this projection and increase the erosion of the edge of the settlement countryside character.
- The site is steeply sloping in parts and may require some form of engineering works to make this into a meaningful and useable space, which would lead to further development and intrusion into the countryside.
- The site would be visible from several public vantage points, including numerous points along the rural road (the road from Island Shop towards Lametton Mill) to the southeast of the site on the opposite side of the valley. It would also be visible from the public footpath (path number 618020) which is accessed from this road. In addition, the site would be visible from the main branch railway line which leads into Liskeard.
- The site has a constrained means of vehicular access, via Trevillis Park and Joan Moffat Close which have narrow, steeply sloping roads with poor visibility due to parked cars, with the need to reverse where children may be playing when meeting oncoming traffic and resulting in possible community tensions and aggressive driver behavior, which would prejudice highway safety.
- Parking needs may increase, as currently more families are living in multi-generational households because young people in Cornwall cannot afford to rent or buy their own homes.
- Lack of sustainable transport links, being some distance from the full facilities available in Liskeard and emphasizing a reliance on private car use. Furthermore, pedestrians may be intimidated by increased traffic flows.
- Does not provide a satisfactory quality of development.

Councillor Cassidy proposed, Councillor Taylor seconded, and the Committee **RESOLVED** that the Council **OBJECT** to the application as it is contrary to policy 3 (Role and function of places), policy 7 (Housing in the countryside), policy 12 (Design) and policy 23 (Natural environment) of the Cornwall Local Plan. It would be detrimental to the character and appearance of the area, has a constrained means of vehicle access and is not sustainable.

110 / 26 AGENT/APPLICANT PRESENTATIONS

Harrison Elliott (PA26/03959) – The proposal will create seven double ensuite rooms with shared kitchen for rental. Utilities will be included, together with weekly cleaning of communal areas and testing of the fire alarms. Solar panels were installed to reduce running costs. The project had been developed with the Cornwall Council housing team and was aimed at local young professionals. Occupants would all be subject to reference checks and screening. External doors and individual room doors would all be protected with 5 level mortice locks, and ground floor

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windows would also have locks, with thumb turns for easy operation from the inside, in accordance with regulations. The property enjoyed good transport links, reducing the need for car dependence, but did have 3 parking spaces and would include lockable cycle storage.

111 / 26 APPLICATIONS TO BE CONSIDERED

PA26/03959 – Mr Elliot, Elliot Homes SW Ltd, 43 Higher Lux Street

Change of use of dwellinghouse to House in Multiple Occupation (HMO)

Councillor S Berry proposed, Councillor Reid seconded, and the Committee **RESOLVED** that the Council **SUPPORT** the application.

8.15pm Councillor Braithwaite left the meeting

PA26/03553 – Mr David Braithwaite, Flat 2 4 Castle Street

Listed Building Consent for like for like replacement where necessary and/or repairs where feasible to existing softwood sliding sash windows.

Councillor Cassidy proposed, Councillor Reid seconded, and the Committee **RESOLVED** that the Council **SUPPORT** the application.

PA26/04960 – Mr David Braithwaite, Flat A 4 Castle Street

Listed Building Consent for the replacement of the existing gutters and down pipes due to poor condition.

Councillor Cassidy proposed, Councillor Reid seconded, and the Committee **RESOLVED** that the Council **SUPPORT** the application.

112 / 26 CORRESPONDENCE

None

113 / 26 DATE OF THE NEXT MEETING

The next meeting of the Planning Committee will be on **Monday 7 September 2026** at 7.30pm.