

LISKEARD TOWN COUNCIL

MINUTES of the **PLANNING COMMITTEE MEETING** held in the Council Chamber on Monday 10 June 2019 at 7.30 pm

Present

Councillors (committee) – Tony Powell (in the chair), Ian Barlow, Simon Cassidy, Jane Pascoe, Sue Shand, Naomi Taylor and Christina Whitty
Also in attendance: Councillor Sally Hawken
Deputy Town Clerk – Yvette Hayward
Cornwall Councillor: Nick Craker
Agents: Simon Ellis and Kevin Johnson
Members of the public: P Ascott

The Chair advised those present of housekeeping matters and that the meeting was being recorded.

15/19 Election of Chair for the year 2019/2020

Councillor Taylor nominated, Councillor Cassidy seconded the nomination and the Committee **RESOLVED** to elect Councillor Tony Powell as Chair for the 2019/2020 year.

16/19 Election of Deputy Chair for the year 2019/2020

Councillor Powell nominated, Councillor Shand seconded the nomination and the Committee **RESOLVED** to elect Councillor Naomi Taylor as Deputy Chair for the 2019/2020 year.

17/19 Apologies

Councillors David Ambler, Tyler Bennetts, Rachel Brooks and Julian Smith

18/19 Declarations of Members Interests Registerable or Non-Registerable

None

19/19 Minutes of the meeting held on Monday 20 May 2019

Councillor Cassidy proposed, Councillor Shand seconded, and the Committee **APPROVED** the Minutes of the meeting of the Planning Committee held in the Council Chamber at 7.30 pm on Monday 20 May 2019, subject to amending page 3 application PA19/03427 comments to read:

In accordance with the Liskeard Neighbourhood Development Plan policies H9 and SUS1 the planning officer is requested to review the application and confirm which elements incorporate sustainable design features, such as the installation of solar panels, rainwater harvesting etc. as appropriate to the size of the development, to meet these policy requirements.

And similarly, those for application PA19/03702.

20/19 To receive an update about progress of items from the last meeting of the planning committee on Monday 20 May 2019

Nothing to report

21/19 Agent Presentation

PA19/02515 - Kevin Johnson and Simon Ellis advised that no new build was involved. The application sought to enhance an existing redundant building. The admin/IT function for two businesses was currently run from the residential property and relocating this to the outbuilding would improve domestic arrangements within the residential property, while also improving business output.

The applicant was considering several sustainable design features and decisions would be made on a cost benefit analysis.

22/19 Public Participation

Mrs Arscott asked for an update on the position regarding a bridge over Lake Lane. Residents in the Liskerrett/Peppers Park area north of Lake Lane still required a second exit to their estate.

23/19 Correspondence

None

24/19 Applications to be Considered

PA18/11093 – Mr Simon Wagemakers Persimmon Homes (Cornwall), Land at Addington (accessed from) Callington Road

Reserved matters approval for the construction of 150 dwellings including 47 affordable homes, landscaping, roads and associated infrastructure. (Details following Outline Consent PA10/03248 dated 25/11/13).

The planning officer and ward member had met with the applicant, who would now be submitting revisions. The Town Council would be re-consulted on receipt, and in the meantime kept up to date on the proposed timetable.

PA19/02515 – Mrs L Johnson, Lower Trench

Upgrading and alteration to outbuilding for incidental use

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

PA19/02996 – Mr Christopher Grotorex, 2 Henfordh Grange

Works to crown reduce and remove long limbs (as shown in accompanying photograph) of beech tree covered by a Tree Preservation Order

Councillor Whitty proposed, Councillor Taylor seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application, subject to the revised proposal developed between the tree officer and the applicant being carried out in accordance with British Standard 3998:2010 'Tree works' Recommendations.

PA19/03472 – Mr & Mrs J Brice, 104 Woodgate Road

Single storey extension to existing bungalow

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

PA19/03803 – Mrs Rachael Thomas Cornwall Council, Vacant Land referred to as Area 10 B, Lake Lane

Non Material Amendment to application number PA14/01429 dated 20 October 2015 (Outline Application for the Redevelopment of previously developed land for the erection of 51 dwellings) to enable adjustment of the site layout to align with a proposed removal of the existing concrete bridge over Lake Lane and to incorporate a 3m wide shared cycle/pedestrian path from the application site to the immediate site to the north of Lake Lane to promote wider pedestrian and cycle connections north-south

Councillor Hawken reported that following the deferral of this application at the last planning committee meeting, a meeting had taken place with residents. Agreement had been reached there for the following actions:

- Keep residents informed on the legal position of the bridge and road adoptions
- Progress a Traffic Regulation Order for restrictions at the junction of Charter Way and Peppers Park Road
- Look at other solutions for traffic management within the estate

As part of the discussion on the application the committee considered the following points:

- Development of a currently derelict unsafe site
- Provision of housing on a site designated within the Liskeard Neighbourhood Development Plan (NDP)
- Elements of good quality design such as the size of the properties (the number of proposed dwellings has reduced from 51 to 46 to accomplish this)
- Progression towards better connectivity in the area with the inclusion of a cycle/footway to link with the neighbouring site to the north of Lake Lane and the wider area.

Councillor Taylor proposed, Councillor Powell seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application.

PA19/03915 – Mrs J Kettles, 20 Herring Close

Replacement of existing garden room with a single storey rear extension

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

PA19/04162 – Mr & Mrs Nye, 9 Maddever Crescent

Replacement of conservatory to rear with single storey extension. Widen existing driveway to accommodate further parking and associated remodel

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

PA19/04221 – Mr Andy West, Linden Homes SW, Land on the North Side of Lake Lane

Re-submission of refusal PA16/09328 to allow for the re-plan and plot substitution of phase 7 of development site to allow for the erection of 45 dwellings and associated works (part of larger site that already benefits from approval 07/01820) with variation of condition 2 in respect of decision PA17/05618 dated 23.03.2018

As part of the discussion the committee considered the following points:

- Development of a currently derelict unsafe site
- Provision of housing on a site designated within the Liskeard Neighbourhood Development Plan
- Positive actions by the applicant to incorporate and link with a proposed cycle/footway to improve connectivity in the area which remains fundamental to residents
- The design produced a car dominant development, with rows of cars parked at right angles to the street, and lack of visitor parking, contrary to the Cornwall Design Guide 2.12.
- Does not comply with policy H9(a&c) of the Liskeard NDP
- Does not comply with polices 12 and 13(2&3) of the Cornwall Local Plan
- The development appeared cramped, with possible over-intensification

While the committee accepted the principle of housing on this site, and welcomed the steps for improved connectivity, Councillor Shand proposed, Councillor Cassidy seconded, and the Committee **RESOLVED** that the Council **OBJECT** to the application due to the shortcomings in the design.

PA19/04419 – Mr Tom Pinder London Metric – The Bubble Retail Park (Costa), Plymouth Road

Erection of a new building measuring 167 sq. m (GIA) for use as a coffee shop (Class A1 and/or A3) and associated physical works with variation of conditions 2 and 5 in respect of PA18/03238

Councillor Cassidy proposed, Councillor Shand seconded and the Committee **RESOLVED** that the Council had **NO OBJECTIONS** to the application, in line with the advice from the tree officer.

Councillor Cassidy proposed, Councillor Pascoe seconded, and the Committee **RESOLVED** to move into PART II.

25/19 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960 - Pursuant to

14/19

Section 1(2) of the Public Bodies (admission to meetings) Act 1960 and having regard to the confidential nature of the business to be discussed, the Press and Public be excluded from the meeting for the following items of Business;

11. Cattle Market Update – to receive a verbal report on the current position on the Cattle Market

26/19 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960 - Pursuant to Section 1(2) of the Public Bodies (admission to meetings) Act 1960 the Press and Public were readmitted to the meeting.

27/19 Date of the next meeting

The next meeting of the Planning Committee would be on **Monday 1 July 2019 at 7.30pm** in the Council Chamber.