

LISKEARD TOWN COUNCIL

MINUTES of the **PLANNING COMMITTEE MEETING** held in the Long Room on Tuesday 10 July 2018 at 7.30 pm

Present

The Mayor – Councillor Christina Whitty – Ex-Officio
Councillors (committee) - Roger Holmes (in the chair), David Ambler, Sue Shand, Julian Smith and Naomi Taylor
Also in attendance: Councillor Simon Cassidy
Support Services Manager – Yvette Hayward
Ivan Tomlin (Agent re The Fountain Hotel)
Member of the public – Mr BP Ware

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

108/18 Apologies

Councillors Tony Powell, Tyler Bennetts and Jane Pascoe
Cornwall Councillor – Nick Craker

109/18 Declarations of Members Interests Registerable or Non Registerable

Councillor Ambler declared an interest in items PA18/05369 and PA18/05370 (Chair of the Liskeard Town Forum) and PA18/05482 (personal friend).

110/18 Minutes of the meeting held on Tuesday 19 June 2018

Councillor Shand proposed, Councillor Smith seconded, and the Committee **APPROVED** the Minutes of the meeting of the Planning Committee held in the Long Room at 7.30 pm on Tuesday 19 June 2018.

111/18 To receive an update about progress of items from the last meeting of the planning committee on Tuesday 19 June 2018

Verbal report given

112/18 Agent/Applicant Presentation

PA18/05369 and PA18/05370 The Fountain Hotel - Ivan Tomlin advised the committee that since the withdrawal of the previous applications, sections of the rear projections had been uncovered and inspected by the conservation officer, where they were found to not be as old as originally supposed. The new applications now included demolition of these rear projections in line with these findings. The flats were to be laid out one per floor to respect the existing floor plan. In response to a question about provision of parking he advised that this had not been included in the plans as it was not required under planning regulations for town centre developments. Similarly, outside space was to be provided by local public parks and gardens.

37/18

113/18 Public Participation

PA18/05369 and PA18/05370 The Fountain Hotel – Mr Brian Ware advised he was a contractor for the applicant and understood a revised plan may be submitted to include parking at the rear of the development.

114/18 Correspondence

Mr L Emmet re PA18/05080 Land East of Oak Tree Surgery
Liskeard Town Forum re PA18/05369 and PA18/05370 The Fountain Hotel

115/18 Applications to be Considered

Re-submission

PA18/05080 – Wainhomes (South West) Holdings Ltd, Land East of Oak Tree Surgery, Clemo Road

Discharge of Conditions 1, 2, 3, 6, 9 and 14

Since this application was last discussed, further information and comments had been received concerning the drainage, CEMP and open space, however the committee did not believe it was sufficient to discharge the relevant conditions.

The committee would advise the planning officer that they maintained their concerns about the application, as set out at the last meeting.

Re-submission

PA18/05191 – Mr Kevin Johnson MBE Empire Tree & Garden Services, Tregantle, Barn Street

Works to trees in a Conservation Area, namely Holly (Ilex Aquifolium) tree as annual pruning is no longer practical for a domestic gardener and potential structural issues associated with the tree location adjacent to high stone wall which forms the boundary of the building

Since the last meeting Cornwall Council had decided not to make a TPO on this application.

PA18/04475 – Mr Titheradge, Silverdale, Land adjacent to Silverdale, Sun Girt Lane
Reserved Matters Application for the construction of dwelling with associated access and parking. (Details following application number PA15/02793 dated 18/05/2015)

Councillor Shand proposed, Councillor Whitty seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application, subject to some measures to ensure additional care was taken by construction traffic in the narrow access road popular with walkers including families.

PA18/05369 – Mr Peake, The Fountain Hotel, The Parade

Conversion of a Public House into 3 residential apartments and rectification of

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unauthorised works to a Listed Building. Demolition of low significance elements to rear of property that have been largely reconstructed in C20

Councillor Smith proposed, Councillor Shand seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application. While the committee understood that planning regulations did not require the provision of parking within this town centre site, they would welcome its inclusion as the site appeared to have sufficient space to accommodate it, thus avoiding forcing residents into on street parking which would generate knock on highways issues.

PA18/05370 – Mr Peake, The Fountain Hotel, The Parade
Listed Building Consent for conversion of a Public House into 3 residential apartments and rectification of unauthorised works to a Listed Building. Demolition of low significance elements to rear of property that have been largely reconstructed in C20

Councillor Smith proposed, Councillor Shand seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application. While the committee understood that planning regulations did not require the provision of parking within this town centre site, they would welcome its inclusion as the site appeared to have sufficient space to accommodate it, thus avoiding forcing residents into on street parking which would generate knock on highways issues.

PA18/04981 – Mrs Katy Senior Cornwall Council, Luxstowe House, Greenbank Road
Listed Building Consent for installation of radon sump system including 3 external extract fan enclosures to reduce radon gas levels at site

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

PA18/05482 – Mr & Mrs A Mitchell, Brenal House, Plymouth Road
Proposed garden room and carport

Councillor Smith proposed, Councillor Shand seconded and the Committee **RESOLVED** that the Council **OBJECT** to the application on the grounds that the carport was too close to the boundary, it would generate over development and it may impact on the ability for at least two vehicles to enter and exit the site, turn on site, and not be reliant on reversing onto the highway/footway.

PA18/06054 – Messrs Broad, 4 Dean Place, Dean Street
Re-development of existing dwelling and basement flat to provide three self-contained apartments with off street parking

Councillor Smith proposed, Councillor Ambler seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application.

Appeal

PA17/11527 – The Hon. A Lopes, Land South East of Trevillis Park
Outline Application for 9 Bungalows for persons over the age of 55, public open space and off-site highway improvement works

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The committee agreed to stand by its original representation made on 30 January 2018. It expressed further concerns that a widening of the pinch point at the entrance to Joan Moffat Close by narrowing the footway and deterring existing residents from parking in front of their garages will only move these parked cars onto other parts of the road creating further traffic issues which may obstruct access for emergency vehicles. A councillor who uses a mobility scooter advised that they may not be suitable for use by elderly residents on the proposed new development due to the gradient.

116/18 Date of the next meeting

The next meeting of the Planning Committee would be on **Tuesday 31 July 2018 at 7.30pm** in the Long Room at the Public Hall.