

LISKEARD TOWN COUNCIL

MINUTES of the **PLANNING COMMITTEE MEETING** held in the Council Chamber on Monday 11 March 2019 at 7.30 pm

Present

The Mayor – Councillor Christina Whitty – Ex-Officio
Councillors (committee) – Tony Powell (in the chair), David Ambler (Deputy Mayor – ex-officio), Simon Cassidy, Jane Pascoe, Sue Shand, Julian Smith and Naomi Taylor
Also in attendance: Councillor Ian Barlow
Support Services Manager – Yvette Hayward
Cornwall Councillor: Nick Craker
Members of the Public: Jerry Tucker and John Hesketh (Menheniot Parish Council) and Ron Greenhough

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

470/18 Apologies

Councillor Tyler Bennetts

471/18 Declarations of Members Interests Registerable or Non-Registerable

None

472/18 Minutes of the meeting held on Monday 18 February 2019

Councillor Pascoe proposed, Councillor Smith seconded, and the Committee **APPROVED** the Minutes of the meeting of the Planning Committee held in the Mayor's Parlour at 7.30 pm on Monday 18 February 2019.

473/18 To receive an update about progress of items from the last meeting of the planning committee on Monday 18 February 2019

Wainhomes (Land east of Oak Tree Surgery) have commenced building ahead of discharging the outstanding conditions attached to their application but have now submitted several documents to rectify this. While the planning officer would not be consulting the town council formally on these, he would consider any comments submitted.

In addition, a pre-application has been submitted for some re-planning of the site due to engineering constraints discovered during the works already taking place.

The committee noted that more difficulties had been observed with the operation of the new access junction for the site on to Charter Way, and would continue to monitor this situation, with a view to requesting a highways review if believed necessary. The Clemo Road junction which serves the hospital and others, may also benefit from a filter lane.

474/18 Agent/Applicant Presentation

None

475/18 Public Participation

Councillor Craker advised the committee he had supported the town council's objection to a street trading licence on the Liskeard Business Park, as he believed it would impact the viability and vitality of the town centre, did not comply with relevant planning policies, and was inconsistent with other Cornwall Council policy and objectives.

476/18 Correspondence

None

477/18 Applications to be Considered

PA19/00097 – Chandler Homes, Liskeard Silver Band, Barn Street

Change of use and refurbishment of former Silver Band Hall to provide seven 1-bedroom apartments and associated storage and circulation space

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

- A building heading for dereliction was being brought back into viable use
- The building was not listed, although of Henry Rice design from 1854, and would be largely retained with a small alteration to the front façade
- The Design and Access Statement incorrectly stated it had been vacant for more than 20 years, when in fact it was believed to still have been in use until 2013
- The property had been vacant for the last 5 years, while former users the Liskeard Silver Band had continued to thrive using alternative premises and therefore the loss of community space was not a cause for concern
- The density of the design, particularly the first floor which appeared cramped
- Arrangements for safe evacuation in the event of a fire – the design would need to comply with building regulations for fire safety in dwelling houses
- Lack of outdoor amenity space for drying washing etc
- Parking – while it was accepted this did not need to be provided due to the town centre location, it may add to the problems of on street parking in the already recognised problem area of nearby Gas Lane and Varley Lane.
- Lack of natural light in the rear ground floor flat
- A reallocation of the internal stores was needed to ensure those for flats 1 and 2 were most easily accessible to somebody in a wheel chair
- Clarification of arrangements for refuse and recycling collections – would 7 lots of dustbins/recycling bags all be put out on the front pavement?

Councillor Cassidy proposed, Councillor Ambler seconded and the Committee **RESOLVED** that the Council **DEFER** the application, pending further clarification, specifically relating to the design density, fire safety requirements and refuse and recycling arrangements.

149/18

PA19/00397 – Cornwall Council, 10A-10C Castle Street

Replacement of roof coverings and repair of chimney. Replacement of timber framed windows, current in extremely poor condition. Replacement of external fibre cement slates with new fibre cement slate, current in extremely poor condition. Replacement of guttering and rain water goods

The committee welcomed repairs to this listed building.

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

PA19/00407 – Cornwall Council, 10A-10C Castle Street

Listed Building Consent for replacement of roof coverings and repair of chimney. Replacement of timber framed windows, current in extremely poor condition. Replacement of external fibre cement slates with new fibre cement slate, current in extremely poor condition. Replacement of guttering and rain water goods

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

PA19/01257 – C/o Agent London Metric Property Plc, The Bubble Retail Park

Non-Material Amendment to door position on front elevation of building (application number PA18/03238 dated 25/01/19 relates)

Councillor Smith proposed, Councillor Pascoe seconded and the Committee **RESOLVED** that the Council had **NO OBJECTIONS** to the application.

478/18 Street Trading – Miss Sarah Shaw, Vintage Truck & Trike Catering Co To Agree Representation to Licensing Committee meeting on 13 March

It was agreed Councillors Pascoe and Taylor would attend the hearing and speak.

479/18 Wildlife and Countryside Act, 1981 Section 53 Schedule 14

Application for Modification of Definitive Map and Statement of Rights of Way

- a) **Addition of an Alleged Right of Way from Woodgate Road to Classified Road A38, Liskeard CP**
- b) **Addition of Alleged Right of Way near Ladye Park, Liskeard CP**

Two further applications had since been received relating to:

- c) Addition of an Alleged Right of Way from U6159 to Looe Down
- d) Addition of an Alleged Right of Way at Looe Mills

Some Councillors had used these paths and would provide specific details to enable the Council to provide evidence. The Council would ensure details are circulated via its social media and taken to the next meeting of the Liskeard Town Forum to ensure it was widely publicised and as much evidence as possible provided.

The committee were supportive of the registering of Rights of Way before the deadline, as it encouraged walking in the area.

480/18 Community Governance Review

To consider options for amendment of the Town Boundary for recommendation to the Finance, Economic Development and General Purposes Committee

The committee agreed a proposal which included extending the town boundary to encompass the existing built development adjacent to the town boundary, plus those areas already permissioned or the subject of pre-applications or consultation/study – Option 1 Practical Amendment from the Town Clerk’s report to Council. Some small additional areas of rounding and infill would be included to create a smooth regular boundary and some extension along the A38 corridor east of Ten creek farm. The total area comprised mainly land and retail/employment facilities, with only a small number of residential dwelling affected.

481/18 Cattle Market Update - To receive a verbal report on the current position On the Cattle Market

The public workshops in the charrette had been well attended and feedback was due on 12 March.

482/18 Date of the next meeting

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

DRAFT