

## **LISKEARD TOWN COUNCIL**

**MINUTES** of the **PLANNING COMMITTEE MEETING** held in the Council Chamber on Thursday 11 May 2017 at 7.00 pm

### **PRESENT**

The Mayor Elect – Councillor Christina Whitty – Ex-Officio

The Mayor – Councillor Jane Pascoe – Ex-Officio

Councillors – Roger Holmes, Tony Powell, Jan Raines and Susan Shand

Support Services Manager – Yvette Hayward

Clyve Ugalde and Peter Wonnacott

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

### **17/17 ELECTION OF THE CHAIRMAN FOR THE YEAR 2017/2018**

Councillor Jane Pascoe nominated, Councillor Christina Whitty seconded the nomination and the Committee **RESOLVED** that Councillor Tony Powell was elected Chairman for 2017/2018.

The Chair welcomed new committee members. He recognised that the committee was fortunate to have a wealth of experience and recommended new members undertake all planning training available.

### **18/17 ELECTION OF THE DEPUTY CHAIRMAN FOR THE YEAR 2017/2018**

Councillor Christina Whitty nominated, Councillor Tony Powell seconded the nomination and the Committee **RESOLVED** that Councillor Roger Holmes was elected Deputy Chairman for 2017/2018.

### **19/17 APOLOGIES**

Apologies were received from Councillor Tyler Bennetts

### **20/17 DECLARATIONS OF MEMBERS INTERESTS REGISTERABLE OR NON-REGISTERABLE**

No declarations of interest were made.

### **21/17 MINUTES OF THE MEETING HELD ON TUESDAY 18 APRIL 2017**

Councillor Whitty proposed, Councillor Pascoe seconded and the Committee **APPROVED** the Minutes of the meeting of the Planning Committee held in the Long Room at 7.00 pm on Tuesday 18 April 2017.

### **22/17 TO RECEIVE AN UPDATE ABOUT PROGRESS OF RESOLUTIONS FROM THE LAST MEETING OF THE PLANNING COMMITTEE ON TUESDAY 18 APRIL 2017**

Street Trading Application – KGG Davies – This application was refused 2 weeks ago by Cornwall Council (CC), the applicant has 4 weeks to appeal. It was refused on grounds on breaching highways safety (it is an obstruction, distraction, not in a layby but on highways maintained land). CC will monitor whether the applicant continues to trade.

PA17/00781/PREAPP Land South East of Trevillis Park – the planning officer has given advice – the proposal was not supported.

Following Pearce Fine Homes Consultation on their proposal to construct 56 dwellings on land off Woodgate Road the Statement of Community Involvement has now been published.

PA15/09731 Wainhomes Land east of Oak Tree Surgery – CC Strategic Planning Committee recommended this application for approval on 27 April 2017, however the applicant had lodged an earlier appeal which is still current. Councillor Holmes reported that following discussion it was expected that new drawings would be submitted by the end of the month.

### **23/17 AGENT/APPLICANT PRESENTATION**

Peter Wonnacott Re Ugalde & Son, Unit 5 Heathlands Industrial Estate PA17/02100

Mr Wonnacott advised that his clients had been looking for a suitable site for 6 years, and having found this one it had taken a further 9 months in consideration. The existing building would be retained with the addition of a rear entrance. A new garage would be added at the rear. The applicants had also purchased additional land at the rear to ensure the site would be large enough to meet their needs. It was ideally suited with good access for their business.

### **24/17 PUBLIC PARTICIPATION**

None.

### **25/17 CORRESPONDENCE**

Sgt Jo Williams re Issues with new estates in Liskeard - the Neighbourhood Plan has already responded to this and other feedback, strengthening policies to design out crime as far as possible, in line with secure by design standards.

CC will be running Local Council Planning Induction Training on Wednesday 14 June  
.2. 6/17

from 5.30 – 8pm in Bodmin. Councillors Jan Raines and Susan Shand will attend if transport can be arranged. The committee were disappointed training was rarely offered at a more local venue. A letter will be sent to CC offering the use of the Public Hall rooms to try and facilitate this.

James Shrubsole, Chair of the Neighbourhood Plan team has offered to run a training session and it was agreed the whole committee would attend.

## **26/17 APPLICATIONS FOR CONSIDERATION**

PA17/00034 – Bobby Dugmore County Contractors, Lloyds Bank Plc, The Parade, Barras Street

Listed Building Consent for 8 replacement timber windows to the rear elevation

A late email had been received from the planning officer advising that there were errors in the details on the plans and the application lacked the required Heritage Impact Assessment, it was therefore DEFERRED until the correct documentation is in place.

PA17/01893 – Mr Steve Pridham, 4 Varley Terrace

Retrospective Application for alteration of an existing pitched roof to rear extension and the enlargement of existing kitchen window to rear annex

Councillor Pascoe proposed, Councillor Shand seconded and the Committee **RESOLVED** that the Council **OBJECT** to the application as this is a listed building and the new roof is out of character with existing rear extensions to the terrace, and would make no contribution to the historic character of the neighbourhood as required by section 12 of NPPF.

PA17/01894 – Mr Steve Pridham, 4 Varley Terrace

Listed Building Consent Retrospective Planning Application for alteration of an existing pitched roof to rear extension and the enlargement of existing kitchen window to rear annex

Councillor Pascoe proposed, Councillor Shand seconded and the Committee **RESOLVED** that the Council **OBJECT** to the application as this is a listed building and the new roof is out of character with existing rear extensions to the terrace, and would make no contribution to the historic character of the neighbourhood as required by section 12 of NPPF.

PA17/02854 – Ugalde & Son, Unit 5 Heathlands Industrial Estate, Heathlands Road

Change of use of former B1 Office premises to funeral directors together with the construction of a building at the rear of the premises to provide garaging/storage and the provision of security gates and fencing

The Committee believed this proposal would be a valuable addition to the town, providing employment within the town boundary.

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

PA17/03046 – Mrs C Carter, Old Gas Showrooms, Station Road  
Conversion, extension and re-modelling of the former Gas Showroom and associated accommodation to provide two self-contained apartments

The committee recognised this application would result in a loss of employment land, however due to its location and a lack of passing trade it was unlikely to be a viable shop unit with increased internet usage eroding the need for destination shops. The proposal would keep the building in use and result in its maintenance.

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

PA17/03535 – Mr Ben Pearce, Pearce Fine Homes Ltd, Land on the North Side of Woodgate Road  
Variation of Condition 2 (approved plans condition) to provide a better layout and development in respect of decisions notice PA16/01434 – Construction of 40 mixed tenure units, associated access, open space and landscaping

The Committee referred to its objection of the original application on the grounds of drainage, sewerage, overdevelopment and beyond the Development Area, public transport and amenities, narrow roads, brownfield site development and not affordable housing.

In view of the approval granted Councillor Holmes proposed, Councillor Raines seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application which would provide improvements to the design, whilst maintaining its objection to the development. The Committee continued to be disappointed that the development was going ahead in contravention to the Neighbourhood Plan.

Councillor Pascoe abstained from the vote.

### **27/17 STREET NAMING**

Suggest 6 further names for Phase 3 of the Persimmon Development

The following names will be put forward:

Clover, Corncockle, Cowslip, Juniper, Meadowsweet and Periwinkle

### **28/17 Pre-application Community Engagement (PACE)**

Agree details of how we will deal with pre-application enquiries to be published on the website

This item will be deferred until the meeting on 20 June to allow new committee members sufficient time to complete their training.

**29/17 DATE OF THE NEXT MEETING**

The next meeting of the Planning Committee would be on **Tuesday 30 May 2017 at 7.30pm** in the Mayor's Parlour at the Public Hall.