

# Liskeard Town Council

**AT A MEETING** of the **PLANNING COMMITTEE** held in the Hobhouse Room at Public Hall on **Monday 12 February 2024 at 7.30 p.m.** there were present:

Committee: Councillors Naomi Taylor (Chair), Nick Craker, Jane Pascoe, Tony Powell, Julian Smith and Christina Whitty

Councillor Tracy Adams

Deputy Town Clerk – Yvette Hayward

Members of the Public: Pip Harris

## **405 / 23 APOLOGIES**

Councillors David Braithwaite, Simon Cassidy, Annette Lee-Julian and Lori Reid

## **406 / 23 DECLARATIONS OF INTERESTS, REGISTERABLE AND NON-REGISTERABLE**

None

## **407 / 23 MINUTES OF MEETING HELD ON MONDAY 11 DECEMBER 2023**

Councillor Smith proposed, Councillor Whitty seconded, and the Committee **RESOLVED** that the minutes of the meeting held on 11 December 2023 were adopted as correct.

## **408 / 23 TO RECEIVE AN UPDATE ON PROGRESS OF ITEMS FROM THE LAST MEETING OF THE PLANNING COMMITTEE ON MONDAY 11 DECEMBER 2023**

PA23/09998 – Mrs Leah Jenkins, Green Lane Cottage off road from Pengover Road to Lake Lane - Two storey and single storey extension – decided by electronic process due to timescales - SUPPORT

PA23/06474 – Callum Campbell, Webbs Cottage, Pike Street - PROTOCOL

5 bedroom rear single storey extension to existing house in multiple occupation

While the amended plans address some of the points previously raised, and are an improvement to the originals, the Town Council maintained its OBJECTION and requested that this application is referred to the East Sub Area Planning Committee for decision. While this is a brown field site, currently underutilised, the inclusion of an additional four one-bedroom units is still believed to be overdevelopment and does not comply with policy H9 (b) of the Liskeard NDP and policy 12 of the CLP, for good design incorporating features that enhance the prevention of crime, anti-social behaviour and disorder and provide a secure environment by application of 'Secure by Design' standards. This is an area of high deprivation (in the second decile according to the Index of Multiple Deprivation) and may benefit from consultation with the Police Designing Out Crime Officer (DOCO).

## **409 / 23 AGENT PRESENTATION**

None

## **410 / 23 PUBLIC PARTICIPATION**

None

## **411 / 23      APPLICATIONS TO BE CONSIDERED**

### **PA22/03642 – Wainhomes (SW) Ltd, Land at Ten Creek Farm, Plymouth Road**

Hybrid Application seeking full Planning Permission for erection of 202 residential dwellings (Use Class C3) together with associated landscaping, open spaces, access, and infrastructure and outline planning permission for up to 12 self-build plots

Councillor Smith proposed, Councillor Craker seconded, and the Committee **RESOLVED** that the Council was mindful to **SUPPORT** housing in principle on this site. However, after careful consideration of the revised plans, the following concerns were noted:

- The layouts provide a lack of social integration, with homes for social rent and shared ownership grouped together rather than pepper-potted throughout the development for more social cohesion.
- Parking – few of the houses include garages, and the allocation of parking in courtyards further from the property (e.g. plots 101, 102, 194 & 195) and spaces one behind the other, will encourage on street parking nearer to the property rather than in allocated spaces, as has been seen in other recent new developments in the town, which limits the flow of traffic through the development, and is a particular concern for emergency and service vehicles. The parking courtyards which are poorly overlooked, may also create a space for anti-social behaviour, which will also deter use for parking.
- Finish – the colour palette used is not in keeping with the local area, which uses colours from the natural landscape.
- Due to the topography of the site, many of the properties use balconies and steps to access gardens, which are not suitable for many people. Any possible overlooking created by these should be carefully considered.

The inclusion of EV charging points was very welcome.

### **PA23/09565 – Mr Andrew Borlase, Swallows Barn, Old Park Farm**

Proposed porch and toilet

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

### **PA24/00484 – Mr Roger Thomas, Windy Ridge, Lestitha Farm, St Cleer**

Proposed fodder and implement store

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

### **PA24/00634 – Mr Malcolm Putko, 8 Clifton Terrace**

Enlargement of existing rear extension

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

### **PA24/00727 – Mr & Mrs Van Blerk, 37 Samuel Bone Close**

Proposed porch

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

**412 / 23**      **CORRESPONDENCE**

None

**413 / 23**      **DATE OF THE NEXT MEETING**

The next meeting of the Planning Committee will be on **Monday 11 March 2024** at 7.30pm.