

LISKEARD TOWN COUNCIL

MINUTES of the **PLANNING COMMITTEE MEETING** held in the Long Room on Tuesday 14 November 2017 at 7.30 pm

Present

The Mayor – Councillor Christina Whitty – Ex-Officio
Councillors – Tony Powell (in the chair), Tyler Bennetts, Roger Holmes, Jane Pascoe, Susan Shand and Naomi Taylor
Support Services Manager – Yvette Hayward
Cornwall Councillor for Liskeard North – Nick Craker

Jonathan Rowe (former Liskeard Enterprise Centre), Dr Tim Cook (Hillfort School), James Shrubsole (Liskeard Neighbourhood Development Plan), Matthew Loughrey (Wainhomes), David and Carol Carter (Old Gas Showrooms), Emma Causer, Davina Bray and Les Emmet (residents).

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

366/17 Apologies

None

367/17 Declarations of Members Interests Registerable or Non Registerable

Councillor Taylor declared an interest in item 10, she has children at Hillfort School, however it was agreed that as this was to respond to a consultation she could take part in the discussion and give her views.

368/17 Minutes of the meeting held on Tuesday 24 October 2017

Councillor Holmes proposed, Councillor Whitty 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 24 October 2017.

369/17 To receive an update about progress of resolutions from the last meeting of the planning committee on Tuesday 24 October 2017

Nothing to report

370/17 Agent/Applicant Presentation

Jonathan Rowe, owner of the former Liskeard Enterprise Centre site advised that he had been trying to obtain advice from Cornwall Council about the implications of their proposal to include his site on the new Brownfield Register for residential use. The

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108/17

Planning Committee 14 November 2017

site has been derelict for about 10 years and he is in a position to bring this forward, but his plans are for mixed use, including live/work studios, and he was concerned whether inclusion on the register would inhibit this. He has a proven track record in successfully regenerating sites.

371/17 Public Participation

Hillfort School Traffic problems

Dr Tim Cook, principal of Hillfort School spoke about the traffic problems outside the school at the beginning and end of the school day. This is a problem in schools nationally. Locally the problem will only get worse without intervention, as the school moves from its current roll of 375 children towards full capacity of 420, and occupation of the Ocean Housing site currently under development at the end of Old Road. The recommendations made by CORMAC Consultancy in the current Countrywide School Keep Clear Markings consultation would not solve the issues. It was unclear why this included a proposal to remove the 'School Keep Clear' road markings to the right of the school, and the Cornwall Councillor would make enquiries.

He was hoping to introduce a Park and Stride system from Westbourne car park, with an hour free parking. A similar system currently operates in 16 schools across Cornwall with half an hour free parking at the beginning and end of the school day. As parking charges start at 9am in Westbourne car park a free half an hour until 9.30am would work well, however it was hoped that at the end of the day this could be extended to give an hour of free parking from 3 – 4pm, when charging in the car park finishes. This would give people further incentive to use the scheme and also take advantage of the opportunity to go into town afterwards.

A school crossing patrol attendant had been recruited, and would commence work as soon as medical and training procedures had been completed. However, there was still no cover for absence.

In addition, he was requesting that when the section 106 highways contribution of £37,840 (index linked in line with the RPI) from the Ocean Housing development was received (50% payable to Cornwall Council before any dwelling is occupied), it was used to provide a zebra or pelican crossing on the current sleeping policeman, as 95% of pedestrians leaving the school turn to the left.

Local residents spoke about the difficulties of parking near their home, organising their day around school traffic, and having their vehicles damaged. In addition, there were problems of visibility when coming out on to Old Road from the lanes that run off it, due to parked cars, creating a fear they would injure a child – mirrors opposite the junctions to aid visibility were suggested. Additional parking restrictions at the school may just move the problem further down the road.

A suggestion of a one-way system was put forward, and supported by residents.

It was noted that the traffic problems had been further added to by the new developments at Dobwalls, where further new homes are planned, which has also increased the volume of heavy goods vehicles along this road. There was no single solution to the problem.

372/17 Correspondence

Cornwall Council CIL Draft Charging Schedule consultation response

It was noted that while the points made by this committee in the consultation had been acknowledged, there was to be no action as result. We will investigate the process for making a formal response to this document.

Collier Planning – Consultation on proposed development on land at Joan Moffat Close

Noted

373/17 Applications for Consideration

PA17/09896 – Mr D Williams, 15 Fore Street

Listed Building Consent for replacement roof, windows and guttering with like-for-like materials and removal of wooden exterior staircase and replacement with iron spiral staircase. Installation of gas pipe, satellite dish, sign lighting for existing shop front and illuminated projecting sign to principle elevation. Bring front door in line with shop front to allow a ramp for disabled access to be installed internally

Councillor Shand proposed, Councillor Taylor seconded and the Committee **RESOLVED** that the Council **OBJECT** to the application, as the proposed sign lighting and illuminated projecting sign did not comply with the Liskeard draft Neighbourhood Development Plan policy TC9 – Shopfront and other commercial signage in the town centre and Liskeard conservation area.

PA17/09897 – Mr D Williams, 15 Fore Street

Advertisement Consent for an illuminated projecting sign for hot food takeaway business

Councillor Shand proposed, Councillor Taylor seconded and the Committee **RESOLVED** that the Council **OBJECT** to the application, as the proposed illuminated projecting sign did not comply with the Liskeard draft Neighbourhood Development Plan policy TC9 – Shopfront and other commercial signage in the town centre and Liskeard conservation area.

PA17/10055 – Mrs C Carter, Old Gas Showrooms, Station Road

Change of use of former model shop premises to self-contained flat
(Re-submission of withdrawn application PA17/03046)

It was noted that this application had now been reduced to a request for change of use, which would be largely internal, and would not involve breaking new ground.

Comments had been lodged by a member of the public that the proposal for the front elevation was not in keeping with the street scene and nearby Henry Rice houses, and the committee was advised that the architect would be redrawing the plans to include a recessed door and address this issue.

Councillor Holmes proposed, Councillor Whitty seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application, subject to the relevant amendments being made to the front elevation.

PA17/10212 – Mr & Mrs R Dallen – 7 Peppers Park Road
Erection of front porch to provide toilet for disabled use

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

PA17/10270 – Mr Simon Matheou Oasis Dental Care, 8 Windsor Place
Listed Building Consent for minor internal alterations to 1st floor: formation of new non-loadbearing partition, taken up to existing suspended ceiling, to sub-divide large surgery into one surgery and one hygienist room

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

For Information Only

PA17/10163 – Mr Christopher Fawcett, 17 Pound Street
Works to trees in Conservation Area, namely fell the Ash Tree that is causing damage to the retaining wall

Noted

374/17 Brownfield Register for Cornwall - Part 1

To agree a response to the Consultation

Following the earlier presentation from Mr Rowe, while the committee agreed that this site was suitable for residential development, as identified by the draft Neighbourhood Development Plan, as this was a former employment site, it would support a suitable mixed-use proposal on the site in preference to a solely residential one, and would note this accordingly in its response to the consultation.

375/17 COUNTRYWIDE SCHOOL KEEP CLEAR MARKINGS CONSULATION

To agree a response to the consultation

Following the earlier discussion in the public participation session, the committee agreed the proposals would not resolve the current issues around Hillfort School, and in fact caused some confusion in the removal of School Keep Clear markings and the addition of Bus Stop markings when this is not currently on a bus route. The committee would reflect all the points made in its response to the consultation. There was not a single solution to this issue and everybody should

work together towards improvements.

376/17 WAINHOMES RELOCATION OF HE GOLDSWORTHY'S LPG STORAGE AND DISTRIBUTION

To discuss proposals by Wainhomes for the relocation of HE Goldsworthy's LPG storage and distribution within their new proposed development

Wainhomes had proposed two possible sites for relocation of the HE Goldsworthy LPG storage and distribution, which needed relocation to facilitate their proposed development.

The first proposal included relocation to within the employment land of the proposed development, which it was noted may not conform with the agreed planning uses. Furthermore, concerns were raised about proximity to hospital, doctor's surgery and more dense housing. A second proposal was a site within what is currently designated as green space on the proposed development. Access would be further down Pengover Road which may cause some traffic issues. Either option would require a new planning application. It may be possible the business owner would find an alternative site.

It was the committee's intention to open discussion at this meeting before reaching conclusions at the next meeting.

377/17 CALC – PLANNING SUMMIT

To consider a request from CALC for feedback ahead of the Planning Summit

The planning summit unfortunately clashes with a Finance and General Purposes committee meeting for this council, and therefore there would be limited attendance. We would be unable to assist with the presentation.

378/17 Date of the next meeting

The next meeting of the Planning Committee would be on **Tuesday 5 December 2017 at 7.30pm** in the Long Room at the Public Hall.