

LISKEARD TOWN COUNCIL

MINUTES of the **PLANNING COMMITTEE MEETING** held in the Council Chamber on Monday 15 January 2018 at 7.30 pm

Present

The Mayor – Councillor Christina Whitty – Ex-Officio
Councillors (committee) – Tony Powell (in the chair), Roger Holmes, Jane Pascoe, Susan Shand, Naomi Taylor

Also in attendance: Councillor Julian Smith
Support Services Manager – Yvette Hayward

19 Trevillis Park Residents

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

458/17 Apologies

Apologies were received from Councillor Tyler Bennetts

459/17 Declarations of Members Interests Registerable or Non Registerable

None

460/17 Minutes of the meeting held on Tuesday 5 December 2017

Councillor Powell proposed, Councillor Shand seconded and the Committee **APPROVED** the Minutes of the meeting of the Planning Committee held in the Council Chamber at 7.30 pm on Tuesday 5 December 2017.

461/17 To receive an update about progress of resolutions from the last meeting of the planning committee on Tuesday 5 December 2017

Verbal report given

462/17 Agent/Applicant Presentation

None

463/17 Public Participation

19 residents from Trevillis Park were present, and 3 people spoke on their behalf to outline their concerns about the proposed development PA17/11527. These included:

Highways safety – the approach roads through Trevillis Park and Joan Moffat Close to the proposed new development are all narrow and further reduced by parked cars. There is a frequent need to reverse when meeting oncoming traffic at certain pinch points, such as the entrance between Trevillis Park and Joan Moffat Close and a couple of blind single vehicle corners. Joan Moffat Close is regularly used by 5 commercial vehicles (over 2m) and with children playing in the road this all adds to the dangers posed. Increased traffic flows from residents of the proposed new development, their visitors and service vehicles would add they believed dangerous strain.

Residents at the bottom of Trevillis Park were concerned that due to the difference in ground levels they would directly overlook the proposed new properties and it would not be possible to erect fencing or provide other screening to prevent this.

464/17 Correspondence

None

465/17 Applications for Consideration

PA17/11527 – The Hon. A Lopes Acquivo SW Ltd – 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

Having heard the concerns of the residents the discussion raised the following points:

- The site is not included in the draft Liskeard Neighbourhood Development Plan currently at examination stage prior to referendum
- Highway safety concerns of the inspector not fully addressed – narrow, steeply sloping roads with poor visibility due to parked cars, with the need to reverse where children may be playing when meeting oncoming traffic, and resulting in possible community tensions and aggressive driver behaviour. Narrow access points via spurs off turning circles with poor visibility.
- Lack of pedestrian access other than via Joan Moffat Close – lack of sustainable transport links
- Landscaping and ecological impact of building out into the countryside
- No offer of affordable housing
- Does the age restriction reduce traffic flows? State retirement and working ages are both increasing. Many people now have grown up children and grandchildren living with them at times. Open market housing is expected to have higher car ownership rates than affordable housing.

Councillor Whitty proposed, Councillor Holmes seconded, and the Committee **RESOLVED** unanimously that the Council **OBJECT** to the application on the grounds that:

- The site is not included within the Liskeard Neighbourhood Plan
- Additional traffic flows would prejudice highway safety
- Lack of sustainable transport links

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- Landscape impact of building out into the countryside
- Lack of affordable housing

PA17/10936 – Morrison WM Morrisons, Morrisons Superstore, Plymouth Road
New storage and distribution unit for home delivery service

It was noted that this application was expected to bring 40-50 new jobs (approximately half of these part-time) and that Morrisons were a good employer of young people, giving many the experience of their first job.

While concerns were raised on the impact to the town centre of home shopping services, and the environmental cost, these services are already available to residents who wish to use them from stores outside the town, and it was hoped people may switch to the more local service.

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

PA17/10987 – Mr & Mrs Darren and Heather Bungey, 6 Meadow Park
Certificate of Lawfulness for existing garage conversion

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

PA17/11067 – Mr Michael Demenis, Highwood House, Barras Street
Alteration to shop front, alteration to three upper floors and removal of rear extension

Development which improved the overall street scene and rentability/viability to let of the property in this key area of town was welcomed as per NPPF 134

Councillor Shand proposed, Councillor Holmes seconded and the Committee **RESOLVED** that the Council **SUPPORT** to the application, subject to redevelopment being compatible with the existing street scene and supported by the recommendations of the Historic Environment officer.

PA17/11400 – Mr Michael Demenis, Highwood House, Barras Street
Listed Building Consent for alteration to shop front, alteration to three upper floors and removal of rear extension

Councillor Taylor proposed, Councillor Shand seconded and the Committee **RESOLVED** that the Council **SUPPORT** to the application, subject to redevelopment being compatible with the existing street scene and supported by the recommendations of the Historic Environment officer.

PA17/11206 – Sanderson Ltd, Taylors Motors Ltd, Barras Street
Works to trees covered by a Tree Preservation Order, namely prune Magnolia Tree T1

Councillor Powell proposed, Councillor Whitty seconded and the Committee **RESOLVED** that the Council **SUPPORT** to the application in line with the comments of the Tree Officer.

PA17/11595 – Mrs Adelene Thomas Day Lewis Plc, Day Lewis Pharmacy, 6 Dean Street

Listed Building Consent for replacement of roof cladding

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

PA17/11810 – Mr & Mrs P Morgan, 64 Dennis Road

Erection of a garden room outbuilding in the back garden

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

PA17/11958 – Mole Valley Farmers Ltd, Moorswater Industrial Estate

Minor external works and alterations to provide an additional 58 car parking spaces. Works to include the felling of some trees

Councillor Holmes proposed, Councillor Whitty seconded and the Committee **RESOLVED** that the Council **SUPPORT** to the application, subject to the advice of the Tree Officer and the Environment Agency, and submission of satisfactory details of a scheme for the provision of surface water management.

PA17/12055 – Carolyn Bickford, 6 Varley Terrace, Dean Street

Listed Building Consent for replacement of existing deteriorated timber balcony

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

PA18/00109 – Maplestar Properties Ltd, Land Adjacent to West Park, West Street

Variation of condition 2 (in accordance with submitted plans) in respect of Decision Notice PA14/00593 dated 7 March 2014, namely access arrangements altered to provide improved access to properties and parking spaces

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

PA18/00118 – Mr & Mrs P Underhill, West Park, West Street

Non-Material Amendment for improvements to access and parking area (application number PA14/06237 dated 15 August 2014 relates)

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

466/17 6 Month Trial of an Area Based Team

To agree feedback response

Initial experience of the trial has been very positive, with better communication channels and provision of information, while retaining the integrity of the committee in terms of decision making. Only improvements can be gained from this closer working relationship, and this will be reflected in the positive feedback to be returned.

467/17 Cornwall Statement of Community Involvement for Planning Consultation

To agree a response to be sent by Monday 22 January 2018

The information and advice contained within this was welcomed as a valuable reference document, and no concerns were noted.

468/17 Date of the next meeting

The next meeting of the Planning Committee would be on **Tuesday 13 February 2018 at 7.30pm** in the Long Room at the Public Hall.