

LISKEARD TOWN COUNCIL

MINUTES of the **PLANNING COMMITTEE MEETING** held in the Long Room on Tuesday 17 April 2018 at 7.30 pm

Present

The Mayor – Councillor Christina Whitty – Ex-Officio
Councillors (committee) – Tony Powell (in the chair), Tyler Bennetts, Roger Holmes, Jane Pascoe, Susan Shand, Naomi Taylor and Julian Smith
Also in attendance – Councillors David Ambler, Anna Clarke, Ian Goldsworthy, Sally Hawken and Sue Pike.
Support Services Manager – Yvette Hayward
Cornwall Councillor – Nick Craker
Agent/Applicants – Lindsey Hall, Steve Clark and Kate Reed (RIO) and Simon Wagemakers (Persimmon)
Stuart House Trust – Sue Glencross and Rachel Bennett
Members of the Public – Rick and Allison Holding, Roxanne Laker, Lee Edwards, Denise Larner and Ray Meadows

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

610/17 Apologies

None

611/17 Declarations of Members Interests Registerable or Non Registerable

Councillors Pascoe (café owner) and Shand (Liskerrett trustee) declared an interest in application PA18/00940

612/17 Minutes of the meeting held on Tuesday 27 March 2018

Councillor Shand proposed, Councillor Bennetts 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 27 March 2018.

613/17 To receive an update about progress of resolutions from the last meeting of the planning committee on Tuesday 27 March 2018

Verbal report given

614/17 Agent/Applicant Presentation

PA18/00940 – Real Ideas Organisation, Liskeard Library

Lindsey Hall, Chief Executive of RIO explained that they had submitted a pre-application to test what alterations may be made to the listed building, and its possible uses, rather than define them.

They were in the final stages of negotiations with Cornwall Council on the library service contract, which will require them to maintain a full library service and the number of books to be held, including a reference section and inter-library loans. They plan to enhance this by increasing opening hours. Cornwall Council have not permitted them to carry out any public consultation until the contract has been signed, due to sensitivities on staffing matters. Cornwall Council require the process to be complete by April 2019. They will have a full repairing lease for 125 years. Cornwall Council will supply the books while RIO must staff the service.

The intention was that the library service will operate on the ground floor, while the first floor would have a mix of enterprising uses including; supporting people to employment, office space, work hubs, etc. The building would be open and accessible in the evening to support a night time economy. These were in line with aspirations in the draft Neighbourhood Plan.

Income was expected to derive from the letting of meeting rooms, delivery of services and training, and a food offering. The project must aim to breakeven.

PA18/02840 – Persimmon Homes (Cornwall), Land at Addington (accessed from) Callington Road

Simon Wagemakers advised that Persimmon had been trying for 18 months to engage a Registered Provider in the delivery of affordable units on the development with little success. They had been in contact with all Registered Providers in Cornwall and Plymouth. He believed it may be due to changes in the government Help to Buy scheme making this proposal less attractive, and the small differential in price between market and affordable housing. They had received interest from Plymouth Community Homes on 12 units, with the possibility of more once these were complete, and they were now in talks with Cornwall Housing to take some. They had been unable to enter into pre-contracts with Registered Providers until they owned the land.

In response to questions on alternatives suggested by the planning officer, such as the conversion of shared ownership units to affordable rent he replied that this would be workable, and they would consider it.

With regard to works required on the existing road network under the s278 agreement, he advised they planned to deliver all these at the same time.

615/17 Public Participation

PA18/00940 – Real Ideas Organisation, Liskeard Library

Lee Laker spoke on behalf of others and expressed concern that there was not a facility for the public to log comments on the Cornwall Council planning portal for a

pre-application.

He would like to be part of the impact studies. He believed information was required on who the space would be serving, where the money would be coming from, what the main revenue would be and how needs were being evidenced. Furthermore, how would success and failure be measured? For example, putting an existing business out of business. A project for reinvention should not do more harm than good.

Sue Glencross spoke on behalf of the trustees of Stuart House, who wished to protest about a statement on page 6 of the Design and Access / Heritage Impact Statement, '*By arrangement with Stuart House new window openings will be created in the southern external wall so users can enjoy the light and space.*' This suggested to the public that Stuart House had agreed to this when they had not. They requested this misleading statement was removed from the public document. Lynsey Hall responded that she was not aware the statement had been included by the architects and would arrange for it to be amended.

616/17 Correspondence

None

617/17 Applications for Consideration

PA18/02840 – Persimmon Homes (Cornwall), Land at Addington (accessed from) Callington Road, Liskeard

Modification of a planning obligation regarding increase in the trigger point for affordable homes. Application no PA10/03248 dated 17/10/2013 relates

The committee felt there was insufficient information on the works done to explore the alternative options put forward by the planning officer and testing on the strength of the affordable rental market. For these reasons the committee deferred the application until this was available.

PA18/02083 – Mr and Mrs S Nicholls, 28 Tregartha Way, Liskeard PL14 3TF
Alterations and extension to rear of dwelling with associated works (*amended plan received*)

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

PA18/02490 – E1 Group PLC, White Horse Inn, The Parade, Liskeard
Listed Building Consent for internal alterations and refurbishments

Councillor Taylor proposed, Councillor Holmes seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application, in line with the advice of the Historic Environment Officer.

PA18/03024 – Mr and Mrs N Bunkum, 1 Higher Lux street, Liskeard PL14 3JU

Variation of condition 3 (new or replacement windows to front and side elevation to be painted timber) in respect of Decision Notice PA16/05047 dated 19th July 2016 to enable retention of PVCU slimline sliding sash windows and complimentary entrance door

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

Pre-app

PA18/00940 – Real Ideas Organisation, Liskeard Library, Barras Street PL14 6AB

Pre-application for advice on extensions and refurbishments to enhance use of the building

The information provided by the agents and public raised a number of key issues. To enable the committee and all members of the Council to be provided with background material, and for a response to be informed and credible, the chairman advised that he was deferring the response to full council with the committee's agreement.

Councillor Powell proposed, Councillor Shand seconded and the Committee **RESOLVED** that the application be considered fully by Council on Tuesday 24 April 2018.

618/17 Date of the next meeting

The next meeting of the Planning Committee would be on **Tuesday 8 May 2018 at 7.30pm** in the Long Room at the Public Hall