

**LISKEARD TOWN COUNCIL**

**MINUTES** of the **PLANNING COMMITTEE MEETING** held in the Council Chamber on Monday 2 September 2019 at 7.30 pm

**Present**

Councillors (committee) – Tony Powell (in the chair), Ian Barlow, Rachel Brooks, Simon Cassidy, Sandra Mitchell, Jane Pascoe, Sue Shand, Julian Smith and Christina Whitty

Deputy Town Clerk – Yvette Hayward

Cornwall Councillor – Nick Craker

Agent – Simon Wagemakers (Persimmon)

Members of the Public: 3 residents from Eddystone Rise and 14 residents from Moorland View/Moorland Close/ Portland Close

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

**146/19 Apologies**

Councillors Tyler Bennetts and Naomi Taylor.

**147/19 Declarations of Members Interests Registerable or Non-Registerable**

Councillor Cassidy PA19/05669 and PA19/05670 member of the Liskeard Constitutional Club next door

**148/19 Minutes of the meeting held on Monday 22 July 2019**

Councillor Shand proposed, Councillor Whitty seconded, and the Committee **APPROVED** the Minutes of the meeting of the Planning Committee held in the Council Chamber at 7.30 pm on Monday 22 July 2019.

**149/19 To receive an update about progress of items from the last meeting of the planning committee on Monday 22 July 2019**

Written report circulated

**150/19 Agent Presentation**

Simon Wagemakers (Persimmon) firstly provided an update on the outstanding works on the previous phases of their development as follow:

- Persimmon now have costings for all the play areas, which are awaiting sign off before installation
- South West Water are on site making repairs to the pumping station
- The Cornish hedging in the vicinity of the pumping station is being completed
- The s278 agreement (works to existing highways) for St Cleer Road is being finalised, following which all highways work will be carried out, including the bus stops, pavement improvements, etc on Callington Road and the new junction and traffic calming measures on St Cleer Road.

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In response to questions about the current application, he advised:

- There were no bungalows in the original masterplan for the site, and although they were building a wheelchair user dwelling as detailed in the s106 agreement, this was not required to be single storey.
- The mitigation corridor was required for ecology purposes as this was a bat flight path and was designed for this specification, rather than to provide privacy, security or increase separation distances with existing properties.
- The southern row of houses had been moved forward by five metres. The Cornwall Design Guide only required build to build distances of 25 metres in a clear field. While some of these distances were less than this it was not a clear field view.
- The boundary would consist of the existing Cornish hedge repaired, followed by the mitigation corridor (2 – 2.5 metre strip) and then a new Cornish stone wall which would form the back boundary of the new development.
- Persimmon would be happy to accept conditions within the approval to provide full details of how and when they would repair the existing Cornish hedge and full planting species detail before work on phase 4 commences.
- Separation distances were constrained by the position of the estate link roads.

### **151/19 Public Participation**

#### **PA19/05517 Land off Eddystone Rise**

Faye Barrett spoke on behalf of residents at Eddystone Rise who wished to object to application PA19/05517. She asked the committee to consider the undesirable vehicular access to the site which would cause conflict in the area. Eddystone Rise consisted of 21 houses, built at a time when storage was not being incorporated within the design. Residents used their garages for storage and consequently parked on the road and outside their garages. In addition, daily visitors, deliveries and visits from carers, etc. added to the difficulties. Accessibility for emergency and service vehicles was a concern. Any new dwelling would increase these problems.

#### **PA18/11093 Land at Addington**

Peter Goodwin – the proposed development was not in keeping with the existing area. Two storey houses close to the boundary will reduce light and overlook the existing bungalows. In addition, the proposed planting of the mitigation corridor would further reduce light. Residents were concerned about who would carry out ongoing maintenance to the existing Cornish hedge and how this would be facilitated. The alleys at the rear of the rows of terraced houses, along with the mitigation corridor itself, were considered security issues.

Sandra Dunn – The proposal to plant deciduous trees on the boundary would not offer privacy when the leaves fall and would fill the gardens and paths. Evergreen shrubs were currently growing on the Cornish hedge and there was no room for further planting.

Keith Wilton – Would Persimmon consider building bungalows at the rear of their properties as this would be a better blend and there is local need? The mitigation corridor had been widened by half a metre but would take time to establish, and

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specific details of planting, maintenance and ongoing responsibility were required. Details were also required of the use of rooms in the rear upper storey of the houses which would overlook the bungalows – were they just bathrooms with obscure glass, or bedrooms, studies etc.

Rob Banfield – Existing residents would prefer extensions to their gardens to increase the distance between their existing properties and the boundary rather than the mitigation corridor. He had removed the trees at the end of his garden as they reduced light and made the garden damp and boggy and did not welcome new planting at the boundary which would return the problem. The developer had taken control of the field behind their property but failed to make it secure. It was now being used for anti-social behaviour, including riding motorcycles in the early hours of the morning which was frightening to residents. Incidents had been reported to the police, but the applicant had so far failed to take action to prevent it. Residents feared similar security breaches from people penetrating the boundary after the development was complete.

Councillor Craker – This was a reserved matters application, so was not concerned with whether building would take place on this site, but what would be built. As many of the neighbouring properties had conservatories taking them close to the boundary, what was built on the other side was very important.

### **152/19 Correspondence**

29/08/19 Brigitte and Jack Mann email – PA18/11093 Land at Addington

Councillor Craker advised that a meeting was taking place the following day with all involved parties to resolve the highways rainwater runoff issues on St Cleer Road.

### **153/19 Applications to be Considered**

PA19/05517 – Mr J Tucker, Land off Eddystone Rise  
Construction of single dwelling and provision of parking space

The Chair advised the committee that this site had considerable planning history, which included two previous refusals and a dismissed appeal.

Many committee members had already visited the site, and noted the following points:

- Access to the site was difficult due to the number of parked cars and caravans, which may pose problems for the emergency services
- Well established mature trees at the rear of the site which may cause restrictions
- Possible overlooking with properties in Miners Way due to some small differences in levels

The committee felt the results of the tree officer's report could determine whether the site may be considered cramped. It also sought clarification on the dimensions of the previous refused proposals. Therefore, Councillor Shand proposed, Councillor Smith seconded, and the Committee **RESOLVED** that the Council **DEFER** the application until receipt of this information.

PA18/11093 – Mr Simon Wagemakers Persimmon Homes (Cornwall), Land at Addington (accessed from) Callington Road

Reserved matters approval for the construction of 150 dwellings including 47 affordable homes, landscaping, roads and associated infrastructure. (Details following Outline Consent PA10/03248 dated 25/11/13).

The committee noted the revised plans which included some improvements. However, there was a lack of clarity over what repairs would be made to the existing boundary hedge and when, and planting, security, maintenance and ongoing responsibility of the mitigation corridor which were all very important to the neighbouring residents.

Before considering the application further it was important to address these issues. Councillor Cassidy proposed, Councillor Smith seconded, and the Committee **RESOLVED** that the Council **DEFER** the application, until a meeting could be arranged to discuss these, which should include Persimmon, their ecologist, the planning officer, the Cornwall Councillor and representatives of this committee. Councillor Craker would arrange the meeting.

*Councillor Mitchell left the meeting at 8.45pm*

PA19/04965 – Cornwall Council, Smiths Cottages

Replacement of roof coverings. Removal of chimneys to properties 1 and 6. Removal and rebuilding of shared chimney to properties 2 and 3. Installation of external wall insulation with a smooth render finish.

Councillor Cassidy proposed, Councillor Smith seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application.

PA19/05669 – Mr S Williams, 11 Market Street

Internal alterations to convert the existing single shop into two shops and one flat including the provision of new external door and window and modification of the existing window.

The committee welcomed the bringing forward of this property to useful purpose, which would have a positive impact on the vitality of the town centre.

Councillor Powell proposed, Councillor Smith seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application, subject to it following the advice of the historic environment officer.

PA19/05670 – Mr S Williams, 11 Market Street

Listed building consent for internal alterations to convert the existing single shop into two shops and one flat including the provision of new external door and window and modification of the existing window.

Councillor Powell proposed, Councillor Smith seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application, subject to it following the advice of the historic environment officer.

**154/19 Street Trading Policy Consultation** – To comment on the proposed Street Trading Policy amendments

Councillor Pascoe had spoken to the head of planning about a need to harmonise licensing and planning policies. There was a licensing meeting on 20 September when this could be raised, and Councillor Pascoe would report back to the next meeting of this committee before it agreed a response to the consultation.

**155/19 BT Consultation** – To comment on proposals to remove 3 public payphones in Liskeard

- Lake Lane – Additional advice received from the police supports the removal of this box due to anti-social behaviour, and the committee agreed.
- Addington North – Due to the number of emergency calls and the proximity to the defibrillator (which needs to be remotely unlocked) this public payphone should be retained.
- Clifton Terrace – While receiving the least use, due to the distance to another public telephone and the patchy mobile coverage in this area the payphone should be requested to be retained. If this is not possible, enquiries should be made about whether the modern cabinet can be adopted and possible alternative uses.

**156/19 Addition of footpath from Classified Road A390 to Footpath 16** – To agree any evidence for a response

Regular annual use as part of the Beating the Bounds route. Councillor Whitty used the path more frequently. It was also noted that the steps, built at some time in the past, evidenced its intended use as a footpath.

**157/19 Cattle Market Update** – To receive a verbal report on the current position on the Cattle Market

The Mayor reported on a proposed agreement with Cornwall Council to grant the Town Council a licence on part of the cattle market site, on which it could then permit events, markets etc. to be held.

**158/19 Date of the next meeting**

The next meeting of the Planning Committee would be on **Monday 23 September 2019 at 7.30pm** in the Council Chamber.