

Liskeard Town Council

AT A MEETING of the PLANNING COMMITTEE held in the Hobhouse Room at Public Hall on Monday 20 February 2023 at 7.30 p.m. there were present:

Committee: Councillors Naomi Taylor (Chair), David Braithwaite, Simon Cassidy, Nick Craker, Annette Lee-Julian, Tony Powell, Lori Reid, Julian Smith and Christina Whitty
Deputy Town Clerk – Yvette Hayward

Members of the public – Jonathan Luker & Vince Welch (PA23/00142 - agent and applicant), Tasha Sibley (PA23/00219 - agent) and Mr R Reardon

456 / 22 APOLOGIES

Councillor Jane Pascoe

457 / 22 DECLARATIONS OF INTERESTS, REGISTERABLE AND NON-REGISTERABLE

PA23/00970 & 00971 – Councillor Cassidy wife employed at Beech Lawn

458 / 22 MINUTES OF MEETING HELD ON TUESDAY 17 JANUARY 2023

Councillor Smith proposed, Councillor Taylor seconded, and the Committee **RESOLVED** that the minutes of the meeting held on 17 January 2023 were adopted as correct.

459 / 22 TO RECEIVE AN UPDATE ON PROGRESS OF ITEMS FROM THE LAST MEETING OF THE PLANNING COMMITTEE ON TUESDAY 17 JANUARY 2023

Verbal report given

460 / 22 AGENT PRESENTATION

PA23/00142 Jonathan Luker advised that following pre-app advice on a development for 6, 4 or 3 dwellings, access concerns had been noted and the proposal scaled down to a single bungalow using just under half of the site. The application was outline for all aspects except access. The proposal was within the development boundary, in a sustainable location, providing a windfall site. It was believed this represented an aspirational home in line with policy H7 of the Liskeard Neighbourhood Development Plan, being a bungalow of good size with amenity. While it was accepted that the access was not ideal, it was believed it was safe and suitable, and on balance the proposal brought more benefits.

In response to questions it was confirmed the site had previously been overgrown, including invasive species, and had been used for fly tipping mainly garden waste, and some building rubble. The access lane was in the applicant's ownership. It was confirmed that the statement on page 12 of the Access Statement suggesting use of the land as a camp site was a standard example of a permitted use and associated traffic generation and did not necessarily represent the applicant's intention.

PA23/00219 Tasha Sibley advised the building was to be demolished with just the street facing façade retained. The existing building was in a poor structural state. The footprint of the new building would remain the same. There was currently permission on the site to convert to four

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dwelling. Each apartment within the new proposal for seven dwellings would comply with space standards, and windows were designed to ensure privacy while providing natural light.

In response to questions about the adequacy of waste management arrangements, it was proposed a management company could be involved. Mechanical ventilation would be provided in accordance with building regulations, and designs would also meet fire regulations.

461 / 22 PUBLIC PARTICIPATION

None

462 / 22 APPLICATIONS TO BE CONSIDERED

PA23/00142 – D V Developments SW Ltd, Land East of Endsleigh Terrace, Coldstyle Road

Outline Planning Application for 1 dwelling using existing vehicular access with all other matters reserved

Councillor Braithwaite proposed, Councillor Reid seconded, and the Committee **RESOLVED** that the Council **OBJECT** to the application due to concerns about access for emergency vehicles.

PA23/00219 – Parminder Brar, Band Hall, Barn Street

Partial demolition of the building retaining the front road facing elevation, reconstruction of rear of the building to provide seven apartments

Councillor Cassidy proposed, Councillor Powell seconded, and the Committee **RESOLVED** that the Council **OBJECT** to the application due to overdevelopment of the site, the density of housing proposed being too high. In addition, suitable and sufficient provision had not been made for the management of waste for the seven units proposed.

PA23/00261 – Mr C B Anderson & Dr J M Stokes, Tiptoe Farm, Lamellion

The installation of an air source heat pump system including an exterior unit, an interior unit and a new hot water tank

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

PA23/00262 – Mr C B Anderson & Dr J M Stokes, Tiptoe Farm, Lamellion

Listed Building consent for the installation of an air source heat pump system including an exterior unit, an interior unit and a new hot water tank

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

PA23/00448 - Lenna Bithell Real Ideas Organisation, Liskeard Library, Barras Street

Listed Building consent for the refurbishment of the Grade II Listed Library building in Liskeard to create a hub of reading, exploration, discovery and learning without compliance with Condition 3 of Decision Notice PA18/09302 dated 06.12.2018

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

PA23/00535 – Mr & Mrs P Devenish, 23 Trevanion Road

Proposed extension and re-modelling to include the removal of thermally inefficient sub-standard conservatory

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

20:30 Councillor Cassidy left the room

PA23/00970 – Mr Paul Stratton, Beech Lawn, 45 Higher Lux Street

Creation of small extension to enlarge the existing laundry and create a new store

Councillor Reid proposed, Councillor Lee-Julian seconded, and the Committee **RESOLVED** that the Council **SUPPORT** the application.

PA23/00971 – Mr Paul Stratton, Beech Lawn, 45 Higher Lux Street

Listed Building Consent for creation of small extension to enlarge the existing laundry and create a new store

Councillor Reid proposed, Councillor Lee-Julian seconded, and the Committee **RESOLVED** that the Council **SUPPORT** the application.

20:35 Councillor Cassidy returned to the room

463 / 22 CORRESPONDENCE

PA23/00268 – Dioceses the Truro Diocesan Board of Finance, The Rectory, Church Street

Works to Trees in a Conservation Area (TCA) including 2 x Mature Ash T12/18, Beech T13 and Sycamore T14 - Noted

Keili Parks trading as C & L Catering, Application to trade from a Food Kiosk 12ft long x 6ft wide x 9ft high, to trade on the road off the Roundabout leading to the farmers field on the A390

Where the vehicle, stall or container will be stored when not in use, the unit will be taken back to the yard at North Treviddo Farm, Horningtops

- Proposed Trading Months: January to December
- Proposed Trading Days: 7 Days a Week
- Proposed Trading Times: 7am to 2pm
- Articles Applied for: Cooked Breakfast, Burgers, Sausages etc

It was noted that Menheniot Parish Council in which the site was located had objected to the application due to lack of space in the site to locate the kiosk without causing interference and inconvenience to other street users.

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The next meeting of the Planning Committee will be on **Monday 20 March 2023** at 7.30pm