

LISKEARD TOWN COUNCIL

MINUTES of the **PLANNING COMMITTEE MEETING** held in the Council Chamber on Tuesday 21 June 2016 at 6.45 pm

PRESENT

The Mayor - Councillor Jane Pascoe Ex-Officio

The Deputy Mayor - Councillor Christina Whitty- in the Chair

Councillors: Anne Purdon, James Shrubsole and Lorna Shrubsole

Also in attendance - Councillor Roger Holmes

Town Clerk: Steve Vinson

Minute Clerk: Stuart Houghton

Members of the Public: Richard Finney, Michael Harris and Geoff Harris

The Chairman advised those present of Housekeeping matters and reminded all that the meeting would be recorded.

64/16 APOLOGIES

Apologies were received from Councillors Phil Seeva, Adam Hodgkins and Tony Powell.

65/16 DECLARATIONS OF MEMBERS INTERESTS REGISTERABLE OR NON REGISTERABLE

No declarations of interests were made.

66/16 MINUTES OF THE MEETING HELD ON TUESDAY 7 JUNE 2016

The Chair proposed, Councillor J. Shrubsole seconded and the Committee **APPROVED** the Minutes of the meeting of the Planning Committee held in the Council Chamber at 6.45 pm on Tuesday 7 June 2016.

67/16 TO RECEIVE AN UPDATE ABOUT PROGRESS OF RESOLUTIONS FROM THE LAST MEETING OF THE PLANNING COMMITTEE ON TUESDAY 7 JUNE 2016

None

68/16 PUBLIC PARTICIPATION

Geoff Harris addressed the Committee about the proposed development of The

.1.

27/16

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Old Stag, Station Road.

He owned industrial property adjacent to the development and was worried about possible noise complaints in the future and more congestion caused by residents parking in the business park.

His operation used air driven equipment and he received deliveries by lorry, the time of these deliveries could not be guaranteed. Adjacent businesses also received deliveries and some started work in the early hours of the morning.

The delivery lorries already had difficulty in manoeuvring due to the congestion caused by parked cars on the business park, each premises had off street parking, the parked cars were by people not associated with the business park.

He also asked if the opinion of English Heritage, on the conversion of a listed building, had been received and suggested that, in the right hands, the building could succeed as a public house.

The Town Clerk read out a letter received from a resident that had been sent to Cornwall Council objecting to the proposal.

Councillor L. Shrubsole commented that there were letters of support, from residents, for the scheme posted on the Cornwall Council Website.

The Mayor asked what attempts had been made to market the building as a public house.

Richard Finney replied that for two years several attempts had been made by various landlords, the rent for the building had been dramatically reduced, the last offer had been £50 per month and a take away food business had also been tried, but there had been no interest from the trade. It was thought that the imminent arrival of Wetherspoons and the operation of Table Table had deterred applications.

Several feasibility studies had been made of the options for the building, the current proposal would allow the listed building to be refurbished.

Other comments included;

- i. The NPPF and Local Plan encouraged the use of Brown Field sites for development
- ii. The NPPF required dense housing close to transport hubs
- iii. This location was very sustainable in transport terms
- iv. The potential additional vehicles that would be generated by the development would add to the local traffic congestion
- v. The junction opposite the development was busy and used by busses for turning

- vi. The Devon and Cornwall Rail Partnership could not finance any work on this site
- vii. The proposal would protect the listed building
- viii. The site was adjacent to a successful employment area, this should not be put at risk by this proposal
- ix. Mitigating measures could be taken to reduce the potential noise problem

The Chair thanked the public for their comments.

69/16 APPLICATIONS FOR CONSIDERATION

PA16/04233 - Richard Finney, The Old Stag, Station Road

Conversion of redundant Public House and Barns to create 7 dwellings plus creation of 2 new build dwellings on the Beer Garden

Following on from the previous discussion Members commented that the conversion of the main building should be supported, but the additional 2 new builds on the Beer Garden could be reduced to 1 or removed completely.

Richard Finney commented that the 2 new builds were essential for the financial success of the project.

Councillor Purdon proposed and the Mayor seconded that the Council supported the provision of 7 dwellings in the public house and barns only.

Councillor L. Shrubsole proposed an amendment that 1 new build should be supported, this was seconded by Councillor J. Shrubsole; Members voted against the amendment.

Members then **RESOLVED** to **RECOMMEND** that the Council **SUPPORT** the original motion for the conversion of the building to 7 dwellings only, provided that a noise mitigation survey and measures be taken to prevent complaints from the new residents in the future, and that additional parking facilities be provided.

PA16/04234 - Richard Finney, The Old Stag, Station Road

Listed Building consent for the conversion of redundant Public House and Barns to create 7 dwellings plus creation of 2 new build dwellings on the Beer Garden.

Councillor Purdon proposed, the Mayor seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **SUPPORT** the conversion of the building to 7 dwellings, but to **OBJECT** to the construction of the 2 dwellings on the Beer Garden.

PA16/04660 - Jacqui Thompson RBS, NatWest Bank, Trehawke House, Dean Street

Listed Building Consent for replacement of existing ATM and associated works. New NatWest vinyl tablet to be installed to glazing above ATM.

Councillor L. Shrubsole proposed, the Mayor seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **SUPPORT** the application.

PA16/04667 - Jacqui Thompson RBS, NatWest Bank, Trehawke House, Dean Street

Replacement of existing ATM and associated works and install a new NatWest vinyl tablet to glazing above ATM.

Councillor L. Shrubsole proposed, the Mayor seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **SUPPORT** the application.

PA16/04747 - Mr B Smith, Persimmon Homes (Cornwall) Ltd, land at Addington (accessed from) Callington Road

Non-material amendment for substitution of WP3 house type to plots 106-108, 113-114 and 118-119 (with retention of construction materials) to (PA15/09036) Reserved Matters Application for the construction of 45 dwellings and associated works. (Details following outline application number PA10/03248 dated 25.11.13)

The Chair proposed, The Mayor seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **SUPPORT** the application.

PA16/05047 - Mr & Mrs Bunkum, CM Dennis and Son, Butchers, 1 Higher Lux Street

Re-submission of application no PA15/10315 for the conversion and remodelling of the former Butchers shop and associated accommodation to provide 3 self-contained apartments.

Councillor Purdon proposed, Councillor J. Shrubsole seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **SUPPORT** the application.

PA16/05182 - Mr & Mrs K Gilbert, The Beeches, Lake Lane

Rear extension to the kitchen.

The Chair proposed, Councillor Purdon seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **SUPPORT** the application.

70/16 CORRESPONDENCE

None.

71/16 ANY OTHER RELEVANT BUSINESS

The Town Clerk read an e-mail received from Cornwall Council, today, informing of the decision that it had reached concerning the planning application for a development off Woodgate Road; they had approved it.

The Mayor reported that she had attended the Planning Committee meeting yesterday to provide the views of this Council, but the Planning Committee had approved application.

72/16 DATE OF THE NEXT MEETING

The next meeting of the Planning Committee would be on Tuesday 5 July 2016 at 6.45 pm.

