

LISKEARD TOWN COUNCIL

MINUTES of the **PLANNING COMMITTEE MEETING** held in the Council Chamber on Monday 27 January 2020 at 7.30 pm

Present

Councillors (committee) – Tony Powell (in the chair), Rachel Brooks, Ian Barlow, Simon Cassidy, Julian Smith and Christina Whitty

Deputy Town Clerk – Yvette Hayward
Cornwall Councillor (Liskeard North) – Nick Craker

Members of the Public – Mr L Emmet and Mr P Harris

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

455/19 Apologies

Councillors Sandra Mitchell, Sue Shand and Naomi Taylor

456/19 Declarations of Members Interests Registerable or Non-Registerable

None

457/19 Minutes of the meeting held on Monday 6 January 2020

Councillor Barlow 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 6 January 2020.

458/19 To receive an update about progress of items from the last meeting of the planning committee on Monday 6 January 2020

Report circulated

PA19/04221 Linden Homes, Land north of Lake Lane

This application was to be decided by the East-sub area planning committee on Monday 3 February at 10am, at Chy Trevail in Bodmin. Councillor Smith would attend and speak on behalf on the Town Council.

Councillor Hawken had produced an update for residents in the Peppers Park area who were interested in the application and may also wish to attend the meeting and speak.

The Electoral Division Member had referred the item to the Planning Committee for full consideration of the issues given the Cornwall Council interest in the adjoining site where there is an interest in the bridge and its removal.

It was therefore agreed it was important to confirm the Town Council's position on the removal of the bridge which Councillor Smith could include in his speech. Councillor Barlow proposed, Councillor Whitty seconded, and the Committee **RESOLVED** to **RECOMMEND** to Council that it **SUPPORT** an appropriately lit foot and cycleway with

135/19

disabled access connecting this development and those around it to Lake Lane and the developments, school and other amenities to the south, improving connectivity in the area, although this did not need to be a bridge.

459/19 Agent Presentation

None

460/19 Public Participation

None

461/19 Correspondence

- L Emmet email - PA19/11245 Wainhomes, Land east of Oak Tree Surgery
- EN17/02307 – 15 Castle Street, appeal against listed building enforcement notice

Noted

462/19 Applications to be Considered

PA19/09493 – Mr & Mrs Yalciner, Land South of Glenleigh, Pengover Road
Construction of residential dwelling and associated parking

Councillor Smith proposed, Councillor Barlow seconded, and the Committee **RESOLVED** that the Council **SUPPORT** the application subject to the use of permeable surfacing materials for the associated parking, and confirmation of the sustainable design features incorporated within the proposal to meet the requirements of policy SUS1 Sustainable Development Standards of the Liskeard Neighbourhood Development Plan.

PA19/10902 – Mr & Mrs Lee, Jokenda, Miners Way
Proposed rear extension and garage

Councillor Powell proposed, Councillor Barlow seconded and the Committee **RESOLVED** that the Council **DEFER** the application for further information on the design, which appeared to only provide access to bathroom wash facilities for the occupants of bedrooms 2 and 3 via another bedroom, and confirmation of the sustainable design features incorporated within this large extension and garage to meet the requirements of policy SUS1 Sustainable Development Standards of the Liskeard Neighbourhood Development Plan.

Councillor Cassidy arrived at 20:00

PA19/10933 – Mr Ben French HSBC Corporate Real Estate, Barras Street
Listed Building Consent for replacement of 1 existing external ATM sign with 1 new external ATM sign

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

PA19/10942 – Mr Ben French HSBC Corporate Real Estate, Barras Street
Replacement of 1 existing external ATM sign with 1 new external ATM sign

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

PA19/11245 – Mr Laurence Munslow Wainhomes SW, Land East of Oak Tree Surgery, Clemo Road

Application for variation of Condition 7 of Application Number PA17/04823 dated 20/05/2017 for Hybrid planning application comprising:

Outline Planning Application (all matters reserved apart from access) for 0.93ha of land for A1, B1 and A3 use classes

Details Application for 207 residential dwellings on 13.3ha of land with associated roads, footways, parking, landscaping, drainage and open spaces

Councillor Powell proposed, Councillor Cassidy seconded and the Committee **RESOLVED** that the Council **DEFER** the application to seek clarification as to how the applicants have addressed the advice provided in the pre-application relating to Layout/Design and Loss of Hedgerow, and their response to neighbour concerns.

PA20/00063 – Mr I Jhetam, Public Conveniences, Pike Street

Demolition of existing Public Toilet Block. Construction of new Residential Unit comprising 1 ground floor flat, 1 first floor flat and 1 duplex at 2nd and 3rd floor to vary Condition 2 (approved plans) and without compliance with Condition 3 of Decision Notice PA18/03027 dated 31/01/2019

It was understood the planning officer would be seeking some revisions and therefore Councillor Powell proposed, Councillor Smith seconded and the Committee **RESOLVED** that the Council **DEFER** the application pending receipt of the revised plans.

PA19/09825 – Mr Laurence Munslow Wainhomes SW, Land East of Oak Tree Surgery, Clemo Road

Variation to condition 4 of application number PA17/04823 dated 20.05.2017. (outline planning application (all matters reserved apart from access) for 0.93hr of land for A1, B1 and A3 use classes. Detailed application for 207 residential dwellings on 13.3hr of land with associated roads, footways, parking, landscaping, drainage and open spaces) – Previously considered 25 November 2019

The Town Council had previously had NO OBJECTIONS to this application, subject to it having the support of Highways. However, the Council's Highways Development Officer had not found the proposal acceptable and suggested the provision of a footway from Pengover Road to Quimperle Way to address the problem. While the developer had indicated they were not prepared to provide this it appeared that the section 106 agreement included a Highways Contribution for this purpose.

Councillor Smith proposed, Councillor Whitty seconded and the Committee

137/19

RESOLVED that the Council continue to have **NO OBJECTIONS** to the application subject to confirmation from the Highways Development Officer that he now found this acceptable, and clarification from Highways as to how quickly the works could be delivered once the trigger point had been reached and payment received.

463/19 Committee Objectives – To consider objectives for 2020/2021

The committee supported the general objectives of the Council through its application of the Liskeard Neighbourhood Development Plan and the Cornwall Local Plan when responding to planning and other consultations. However, it wished to add a specific objective relating to the environment as follows:

To take every opportunity through the planning process to enhance and protect the environment in line with the declarations of climate emergency made by both the Town Council and Cornwall Council.

464/19 Draft Cornwall Design Guide & Draft Cornwall Streetscape Design Guide Consultation – To consider a response to the consultation

Due to the large amount of material contained within the guides it was agreed to defer comment until the next meeting to allow a more detailed study.

465/19 Cattle Market - To receive a verbal report on the current position on the Cattle Market redevelopment

The workspace design freeze had taken place, all comments received had been noted and passed to the designers, and as a result the planning application would soon be ready to submit. The events area to be managed by the Town Council was to be laid out at the end of February ready to commence use in the spring. Discussion continued between the Town Council and Cornwall Council on the Cattle Market Makers Project, considering various options and the fundamental relationship which would be required between the two for delivery.

A presentation had been received by a representative from the doctor's surgery, who were keen to work with Cornwall Council to extend their surgery.

466/19 Date of the next meeting

The next meeting of the Planning Committee would be on **Monday 17 February 2020 at 7.30pm** in the Council Chamber.