

LISKEARD TOWN COUNCIL

MINUTES of the **PLANNING COMMITTEE MEETING** held in the Council Chamber on Monday 29 April 2019 at 7.30 pm

Present

Councillors (committee) – Tony Powell (in the chair), David Ambler, Tyler Bennetts, Simon Cassidy, Jane Pascoe, Sue Shand, Julian Smith and Naomi Taylor

Also in attendance: Councillors Ian Barlow, Ian Goldsworthy and Sally Hawken

Deputy Town Clerk – Yvette Hayward

Cornwall Councillor: Nick Craker

Agent: Simon Wagemakers (Persimmon Homes)

Residents of Moorland Close/Moorland View/Portland Close: Rob Banfield, Peter & Margaret Goodwin, John & Loraine Nowell, Sabine Poppelmann, Pat Rowe and Keith & Maria Wilton

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

539/18 Apologies

The Mayor, Councillor Christina Whitty

540/18 Declarations of Members Interests Registerable or Non-Registerable

Councillor Pascoe correspondence re parking on Bay Tree Hill and Councillor Goldsworthy application PA19/03211

541/18 Minutes of the meeting held on Monday 1 April 2019

Councillor Cassidy proposed, Councillor Taylor 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 1 April 2019.

542/18 To receive an update about progress of items from the last meeting of the planning committee on Monday 1 April 2019

Written report circulated.

A positive meeting with Highways had taken place, to discuss issues in the town and how these should be submitted to the Community Network Panel (CNP). Paul Allen advised he believed Barras Place should be one of the CNP's top priorities when expressions of interest are assessed. Highways are happy to work with the Town Council and asked to be advised of any problems that become apparent.

543/18 Agent Presentation

Simon Wagemakers (Persimmon Homes) PA18/11093 – the developer was keen to preserve ecology at the site and had introduced corridors to protect the boundaries.

168/18

There was a remaining area of undeveloped land as they had provided all the dwellings for which outline permission exists on a smaller area than originally proposed and would therefore come forward with a new planning application for further houses on the remainder of the site in the future, which would have a new s106 agreement attached.

In response to questions it was confirmed that details of a new community building and bus turning areas had not been resolved.

544/18 Public Participation

The residents of Moorland Close, Moorland View and Portland Close asked the committee to consider the following points:

- Security, ownership and maintenance of the mitigation corridor
- Overlooking and loss of privacy for the neighbouring properties
- Proposed housing density
- Police concerns that the proposal fails to follow the principles of designing out crime
- Light pollution from the new development
- The original consultation had promised bungalows directly behind the existing properties to protect the existing skyline, with taller houses down the hill as the levels drop away
- As the existing properties are bungalows, two storey houses behind will cause a loss of daylight
- Since the site has been opened by the developer people are using this as a walk through. Some residents have experienced people cutting through their gardens. The police had asked the developer to fence the boundary, but this had not been done. Residents felt this demonstrated a lack of willingness on the part of the developer to work and engage with residents.
- Heights of existing properties quoted on the drawings submitted are incorrect
- Failure to provide originally proposed foot/cycle paths for connectivity with existing and proposed facilities, providing a safe alternative route from the busy St Cleer Road, and aligning with policies for Connecting Cornwall and Cornwall Council's Sustainable Transport Group aims.

545/18 Correspondence

Councillor Pascoe left the room

Mr & Mrs GH Martin – Parking issues on Bay Tree Hill

This issue had been raised in last week's meeting with Highways and follow up action agreed

Councillor Pascoe returned to the room

Mr J Cain – highways issues at Liskerrett estate

Councillor Hawken had offered a meeting with the residents in this area to discuss this further. The road adoptions issue was progressing, and some action at the junction of Peppers Park was also possible.

Mr A Groves – PA18/11093 – Objection
Comments noted for consideration

546/18 Applications to be Considered

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).

As part of the discussion the committee considered the following points:

- Some Councillors had already visited the site in response to contact from residents, and as a result shared concerns about the proximity of the development, overlooking and loss of privacy of the neighbouring dwellings.
- More information was needed about the proposals for the mitigation corridors.
- The developer's response to the comments made by the Devon and Cornwall Police Architectural Liaison Officer was needed as these were comprehensive and raised many important shortcomings in the proposal.
- A Flood Risk Assessment and other associated documentation had not been submitted.
- Plans were needed which showed the distances between the proposed development and the existing properties.
- The design produces a car dominant development, with rows of cars parked at right angles to the street, contrary to the Cornwall Design Guide.
- It was disappointing when attractive features discussed at the outline planning stage were lost by the time the reserved matters were submitted.
- The proposal failed to comply with policy 12 of the Cornwall Local Plan and policy H9 of the Liskeard Neighbourhood Development Plan.
- The principle of building on the site was not contested, but the poor design and possible overdevelopment were not acceptable.
- The Cornwall Council Planning Portal had been intermittently unavailable throughout the day and Councillors had been unable to view all the necessary documents.

Councillor Powell proposed, Councillor Smith seconded and the Committee **RESOLVED** that the Council **DEFER** the application until further information had been provided to address the outstanding concerns.

PA19/02251 – Mr Browning, Pendean House, West Street
Proposed Garage

Councillor Cassidy proposed, Councillor Ambler seconded and the Committee

170/18

RESOLVED that the Council **SUPPORT** the application.

PA19/02545 – D Fry St Barnabas CE Multi-Academy Trust, St Martins C of E Primary School, Lake Lane

New outdoor learning hut to support delivery of primary school education at the site

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

PA19/02872 – Miss T Mollard, Time & Motion, 2 Barn Street

Listed Building Consent for the replacement of mains gas pipe into property

Councillor Ambler proposed, Councillor Taylor seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application.

Councillor Goldsworthy left the room

PA19/03211 – Mr Laurence Munslow Wainhomes South West, Land East of Oak Tree Surgery, Clemo Road

Non-Material Amendment for changes to materials layout and corresponding house type pack relating to Plots 1, 135, 136, 196 and 205 (application PA17/04823 dated 5 May 2017 relates)

Councillor Ambler proposed, Councillor Cassidy seconded and the Committee **RESOLVED** that the Council **OBJECT** to the application, as while the proposed alterations were of a relatively small scale, they eroded the overall good design of the original proposal, contravening policy 12.1a of the Cornwall Local Plan and policy 9 of the Liskeard Neighbourhood Development Plan. The loss of natural stone made the development less in keeping with the local skyline and starker on the approach to the town.

Councillor Goldsworthy returned to the room

547/18 Cattle Market Update - To receive a verbal report on the current position on the Cattle Market

Cornwall Council had just appointed a South East Cornwall Project Officer, Aaron Jones whose remit would include taking forward the Cattle Market redevelopment, the Looe Flood Defence Scheme and Torpoint Town Centre regeneration. One of his first tasks will be to produce a business plan and timeline for the project.

Positive information was being received on funding for demolition on the site and provision of workspace.

548/18 Date of the next meeting

The next meeting of the Planning Committee would be on **Monday 20 May 2019 at 7.30pm** in the Council Chamber.

Councillor Powell proposed, Councillor Cassidy seconded, and the Committee **RESOLVED** to move into PART II

549/18 PART II - PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960
Pursuant to Section 1(2) of the Public Bodies (admission to meetings) Act 1960 and having regard to the confidential nature of the business to be discussed, the Press and Public be excluded from the meeting for the following items of Business:

Agenda Item 12. Martin's Park – to report an enquiry in the site and the land owner's advice

550/18 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960 - Pursuant to Section 1(2) of the Public Bodies (admission to meetings) Act 1960 the Press and Public were readmitted to the meeting.

551/18 Martin's Park – to report an enquiry in the site and the land owner's advice

Councillor Powell proposed, Councillor Smith seconded, and the Committee **RESOLVED** to adopt the resolutions made in **PART II** as set out below.

To note the advice of the land owner that the site is reserved for an educational facility and propose alternative town centre sites.