

# Liskeard Town Council

**AT A MEETING** of the **PLANNING COMMITTEE** held in the Public Hall on **Monday 29 November 2021 at 7.30 p.m.** there were present:

Committee: Councillors Naomi Taylor (in the chair), Simon Cassidy, Nick Craker, Rob Frost, Annette Lee-Julian, Lori Reid and Christina Whitty  
Deputy Town Clerk – Yvette Hayward

Members of the Public:

Sally Henthorn and Richard Hawkey – Senior Affordable Housing Officers (Cornwall Council)  
Kevin Johnson – Empire Tree and Garden Services  
Mr R Reardon

## **314 / 21 APOLOGIES**

Councillors Jane Pascoe, Tony Powell and Julian Smith

## **315 / 21 DECLARATIONS OF INTERESTS, REGISTERABLE AND NON-REGISTERABLE**

None

## **316 / 21 MINUTES OF MEETING HELD ON Monday 8 November 2021**

Councillor Craker proposed, Councillor Frost seconded, and the Committee **RESOLVED** that the minutes of the meeting held on 8 November 2021 were adopted as correct.

## **317 / 21 TO RECEIVE AN UPDATE ON PROGRESS OF ITEMS FROM THE LAST MEETING OF THE PLANNING COMMITTEE ON MONDAY 8 NOVEMBER 2021**

PA20/10864 Morrisons application for a larger kiosk and additional parking spaces - the Town Council objected to the application on 8 March 2021 and it has now been withdrawn.

## **318 / 21 PUBLIC PARTICIPATION – Sally Henthorn and Richard Hawkey – Senior Affordable Housing Officers at Cornwall Council**

Part of their role is to perform the planning function on applications involving affordable housing, including confirming the level of need, areas required, viability of schemes, legal s106 agreements, and ongoing scheme monitoring.

The team support social housing providers and are now looking for more proactive ways to bring sites forward.

They have a target to provide 750 new homes a year across Cornwall, which they are meeting. While they are delivering more homes than before, the need is growing. A team member has been assigned to specifically find key worker accommodation.

Affordable housing is defined as '*Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:*'

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affordable rent (up to 80% of the market rent – via Home Choice), social rent (Council delivery – equivalent to 45 – 55% of open market rent), and intermediate housing for sale (including shared ownership, discount market sale and First Homes).

In Liskeard there are currently 448 residents registered on Home Choice (116 over 55 years old and 56 with an accessible need). In the past five years 141 affordable homes have been delivered (82 affordable rent, 15 social housing and 44 shared ownership or discounted sale).

On affordable homes for sale, the discount varies dependant on the value zone (Liskeard is zone 5) Details are available in the Cornwall Council Housing Supplementary Planning Document. The condition remains attached to the property in perpetuity.

New accessible homes provided are not subject to any age restrictions.

The team would consider some research comparing the needs in Liskeard to other areas in Cornwall to identify possible trends and drivers.

It was agreed to check levels of s106 contributions received from developers for Liskeard and consider whether new sites could be suggested to utilise these. There were still several brown field sites within the town.

### **319 /21 AGENT PRESENTATION**

PA21/10597 Land east of Endsleigh Terrace – Kevin Johnson (arboriculturist) advised that a woodland category TPO had been requested on the area in July 2021. If confirmed it will protect all trees in the area, including those that lack individual merit, and future trees and saplings whether planted or self-seeded. The area was very small for what would generally be considered a ‘woodland’.

The large ash tree on the boundary with the school (ownership uncertain) was considered the most in need of attention, as it was suffering ash dieback and if it fails could fall into the school site. Smaller affected ash trees on the site, although unlikely to cause damage or injury if they fell, would eventually decline.

The school had indicated to the applicant that if the site was developed in the future a more secure boundary may be beneficial to them.

The applicant would be receptive to conditions for targeted replanting to replace trees and other planting removed.

Ecological and environmental reports had not been carried out as these were not a requirement for the current application for works to trees.

### **320 / 21 APPLICATIONS TO BE CONSIDERED**

#### **PA21/10597 – Welch, Land East of Endsleigh Terrace, Coldstyle Road**

Works to Trees subject to provisional TPO YPO21/00007: T1 (Holly) reduction of crown; T3 (Sycamore) removed re-growth; T4 (Blackthorn) remove; T8 (Sycamore) remove re-growth; T9

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(Blackthorn) remove; T10-12 (Hazel) coppice/lay; T13 (Laurel) remove; T14 (Sycamore) height/crown reduction +/- 5m; T15-17 (Ash) remove. Additional removal of all young Ash with signs of Ash Die Back; and removal of all Laurel, Buddleia and Bamboo as non-native species

If the TPO is confirmed the committee agreed replacement planting should be requested as a condition. The committee had ecological concerns which should be investigated further if the site is to be developed in the future.

Councillor Cassidy proposed, Councillor Frost seconded, and the Committee **RESOLVED** that the Council **DEFER** the application, until a decision on the TPO is confirmed, and the tree officer's advice has been received if necessary.

**PA21/10598 – Mr Julian Fruhauf, Flat A/B/C 7 Lower Lux Street**

Certificate of Lawfulness existing use for: Use as three small flats

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

**PA21/10599 – R Babbage Linden Homes SW (Part of Vistry Group), Land on the North Side of Lake Lane**

Change of use of land to domestic curtilage to serve plots 186, 187, 188, 189 and 190 of wider residential development

Councillor Cassidy proposed, Councillor Reid seconded, and the Committee **RESOLVED** that the Council **DEFER** the application, until the additional information requested by the Countryside Access Team had been provided and reviewed by them.

**PA21/10721 – Mr and Mrs N & J Eadie Wilfred Developments, Trehawke House, Natwest, Dean Street**

Change of use of former bank into 8 apartments

Councillor Reid proposed, Councillor Craker seconded, and the Committee **RESOLVED** that the Council **OBJECT** to the application, as it was disappointed at the loss of the retail unit in the primary retail frontage area, which would be a detriment to the viability and vitality, and further fragment the town centre. The Design and Access statement states that *'the market for commercial property has collapsed. This is supported by the lack of interest in the retail which generated a little interest 18 months ago but has had no enquiry since.'* but no evidence has been provided. Policy TC6 of the Liskeard Neighbourhood Development Plan allows other business use classes to be considered. The Cornwall Monitoring Report (December 2020) shows that the vacancy rate in the town centre remains below the Cornwall average.

**PA21/10722 – Mr and Mrs N & J Eadie Wilfred Developments, Trehawke House, Natwest, Dean Street**

Listed building consent for change of use of former bank into 8 apartments

Councillor Reid proposed, Councillor Craker seconded, and the Committee **RESOLVED** that the Council **OBJECT** to the application, as it was disappointed at the loss of the retail unit in the

primary retail frontage area, which would be a detriment to the viability and vitality, and further fragment the town centre. The Design and Access statement states that *'the market for commercial property has collapsed. This is supported by the lack of interest in the retail which generated a little interest 18 months ago but has had no enquiry since.'* but no evidence has been provided. Policy TC6 of the Liskeard Neighbourhood Development Plan allows other business use classes to be considered. The Cornwall Monitoring Report (December 2020) shows that the vacancy rate in the town centre remains below the Cornwall average.

**PA21/10755 – H3G (UK) Ltd, DNS A390 Roundabout, Carlton Way**

Installation of a 20m monopole, 9 apertures, 4 equipment cabinets, alongside the relocation of 1 cabinet and the removal of the existing 12.5m monopole, 2 equipment cabinets and development ancillary thereto

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

**PA21/10928 – Mr and Mrs Clark & Elson, 7 Church Street South**

Two storey side extension to rebuild garage with studio/workshop/home office over. Removal of boundary wall and creation of additional parking and provision of separate first floor extension

Councillor Cassidy proposed, Councillor Reid seconded, and the Committee **RESOLVED** that the Council **DEFER** the application, to obtain further advice on the boundary stone wall, including any comments from the historical environment officer on its significance and impact on the street scene within the conservation area.

**PA21/11056 – Mr J Tolley WHT Letting, Castle House, Castle Lane**

Gable wall repairs and replacement chimney

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

**PA21/11057 – Mr J Tolley WHT Letting, Castle House, Castle Lane**

Listed Building Consent for gable wall repairs and replacement chimney

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

**321 / 21 Cellnex, Site 167199, Liskeard TE, Church Street North, Liskeard PL14 3AX**

Proposed communications installation for EE Ltd and Hutchison 3G UK Ltd

The committee welcomed the engagement with the Town Council prior to the works being undertaken and noted that the proposal was designed to improve coverage across all current technologies at the site. Elevations showing existing and proposed sight lines would be requested to assess the impact.

**322 / 21      CORRESPONDENCE**

None

**323 / 21      DATE OF THE NEXT MEETING**

The next meeting of the Planning Committee will be on **Monday 20 December 2021** at 7.30pm