

Liskeard Town Council

AT A MEETING of the **PLANNING COMMITTEE** held in the Hobhouse Room at Public Hall on **Monday 2 October 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

262 / 23 APOLOGIES

Councillor Jane Pascoe

263 / 23 DECLARATIONS OF INTERESTS, REGISTERABLE AND NON-REGISTERABLE

Councillor Cassidy PA23/04752 – Freemason at another lodge

264 / 23 MINUTES OF MEETING HELD ON MONDAY 4 SEPTEMBER 2023

Councillor Cassidy proposed, Councillor Braithwaite seconded, and the Committee **RESOLVED** that the minutes of the meeting held on 4 September 2023 were adopted as correct.

265 / 23 TO RECEIVE AN UPDATE ON PROGRESS OF ITEMS FROM THE LAST MEETING OF THE PLANNING COMMITTEE ON MONDAY 4 SEPTEMBER 2023

PA23/05521 Mr James Lynch, Bateman and Lynch, Tremadart Mill, Liskeard Business Park, Quimperle Way - Change of Use to car showroom (Sui Generis)

This application had been deferred at the last meeting for further information, which had since been received. The application had been decided by electronic process because it was not possible to extend the deadline for comments until the date of this meeting. The response agreed was:

The Committee **RESOLVED** that the Council **OBJECT** to the application as it conflicts with the Liskeard NDP Policy EM3 and Cornwall Local Plan Policy 5. A recent study commissioned by Cornwall Council in August 2022 from JLL (via Arcadis), found there was a known demand for companies in the area to relocate to premises of this size to allow their businesses to grow. A loss of this space would see B2 businesses relocating out of the area.

266 / 23 AGENT PRESENTATION

None

267 / 23 PUBLIC PARTICIPATION

None

268 / 23 APPLICATIONS TO BE CONSIDERED

From 4 September Meeting

57/23

PA22/03642 – Wainhomes (Southwest Ltd), Land at Tenecreek Farm, Plymouth Road

Hybrid Application seeking full planning permission for erection of 202 residential dwellings (Use Class C3) together with associated landscaping, open space, access, and infrastructure and outline planning permission for up to 12 self-build plots

Councillor Cassidy proposed, Councillor Lee-Julian seconded, and the Committee **RESOLVED** that the Council **OBJECT** to the application due to the unacceptable pressure it would create on road traffic conditions, which conflicted with objective 6 of the Liskeard Neighbourhood Development Plan.

From 4 September Meeting

PA22/06825 – Willton Homes West Ltd, Land at Tenecreek Farm, Haviland Road

Hybrid Application for development of land for employment-generating uses. Detailed Planning Permission sought for Phase 1, comprising Class B2/B8/E employment units, Class E/Sui Generis drive-thru restaurant, coffee shop with drive-thru facility, electric vehicle charging station, access roads, parking, servicing, and landscaping. Outline Planning Permission sought for Phase 2 comprising further Class B2/B8/E uses, internal roads, parking, servicing, and landscaping

Councillor Cassidy proposed, Councillor Powell seconded, and the Committee **RESOLVED** that the Council **SUPPORT** the application subject to:

A timeline and details of phasing/delivery of all units in phase 1.

The employment units should be limited to the original B1 planning uses within the current class E, with retail uses and the sale of food and drink restricted. B2 and B8 uses would be permitted.

Although located in Menheniot Parish, this site is on the edge of Liskeard town, and therefore a retail impact assessment is required in accordance with policy TC2 of the Liskeard Neighbourhood Development Plan and CLP4 of the Cornwall Local Plan. A contribution towards the vitality and viability of Liskeard town centre should also be requested. On-site promotional signs/panels for town centre facilities such as the Tourist Information Centre, accredited museum and Stuart House heritage centre, would also be encouraged.

Transport – this is an edge of town site, and it is therefore especially important that it is well connected to the town to ensure it is sustainable and enable residents to safely access employment opportunities and services without reliance on car ownership/usage. Liskeard has a Local Cycling and Walking Infrastructure Plan (LCWIP) and detailed designs which include improved pedestrian and cycle routes on Plymouth Road and A390 Charter Way are now being commissioned. A contribution directed to delivering proposals identified in the Liskeard LCWIP should be provided. Liskeard Town Council would also encourage engagement with the developer of the neighbouring site to ensure the whole area can be adequately serviced by the public transport network.

Further justification is required that 40 carparking spaces are sufficient for the drive through restaurant, given that a high percentage of the users of the drive through facility then park in the carpark to eat their food. The queuing system appears to accommodate approx. 25 cars waiting for food.

58/23

In line with new guidance published by DLUHC (7 August 2022) a plan is required setting out measures to be put in place to reduce the litter associated with the hot food takeaway and its impact on the local community. This should include installation of bins and their servicing arrangements, advisory signage, and litter picking away from the immediate vicinity.

Further information is required on a possible operator for the coffee shop with drive-through and its expected interaction with the existing national chain operated coffee shop at the Bubble roundabout nearby.

The whole site should be adequately screened from future neighbouring residential development, without compromising security as noted in the comments of the Devon & Cornwall Police Architectural Liaison Officer.

The area contains identified sites of Japanese knotweed, and a plan is required for its controlled removal and measures to ensure it does not spread to neighbouring areas.

From 4 September Meeting

PA23/05816 – C/o Agent, Wembury Developments Ltd, 27 Fore Street

Change of use of basement (partial) (Class E) to create one flat (Class C3) including external alterations to provide additional openings.

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

Councillor Cassidy left the room

PA23/04752 – Liskeard Masons Trustees, Masonic Hall, The Parade

Listed Building Consent to change three windows to match existing

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

269 / 23 **CORRESPONDENCE**

None

270 / 23 **DATE OF THE NEXT MEETING**

The next meeting of the Planning Committee will be on **Monday 30 October 2023** at 7.30pm.