

Liskeard Town Council

AT A MEETING of the **PLANNING COMMITTEE** held in the Hobhouse Room at Public Hall on **Monday 31 October 2022 at 7.30 p.m.** there were present:

Committee: Councillors Naomi Taylor (Chair), Nick Craker, Jane Pascoe, Lori Reid, Julian Smith and Christina Whitty

Deputy Town Clerk – Yvette Hayward

Members of the Public – Aaron Puffett and Eve Somerville (Persimmon Homes), and Clare Whitehead (Laurence Associates)

274 / 22 APOLOGIES

Councillors David Braithwaite, Simon Cassidy and Annette Lee-Julian

275 / 22 DECLARATIONS OF INTERESTS, REGISTERABLE AND NON-REGISTERABLE

None

276 / 22 MINUTES OF MEETING HELD ON MONDAY 3 OCTOBER 2022

Councillor Craker proposed, Councillor Reid seconded, and the Committee **RESOLVED** that the minutes of the meeting held on 3 October 2022 were adopted as correct.

277 / 22 TO RECEIVE AN UPDATE ON PROGRESS OF ITEMS FROM THE LAST MEETING OF THE PLANNING COMMITTEE ON MONDAY 3 OCTOBER 2022

Verbal report given

278 / 22 AGENT PRESENTATION

PA22/05578 - Aaron Puffett advised the development would consist of 23 dwellings including 6 affordable, with a mix of home types including bungalows, public open space and parking. It may be possible to include play equipment on the open space, although there are other playparks within the larger development. Dwellings would be built on the higher ground, which slopes away to the open space. Hedges and trees would prevent overlooking of the neighbouring dwellings, and none of the properties included balconies. The hammerhead junction was for turning and not to facilitate future access.

It was noted that the existing temporary crossing of Tregay Lane relating to previous phases of the development had now been in place for 5 years, and an additional temporary access would not be welcome. Eve Somerville confirmed that all work required for the s38 agreement relating to the new estate roads within the previous phases had been submitted to Cornwall Council. She would chase this again with their own highways engineers and provide time scales to complete the works.

PA22/08596 – Clare Whitehead advised that the development could be achieved under permitted development, however the proposed external changes which required permission would result in a better quality of internal living accommodation. The development was in a sustainable location, and no parking was provided. The retail space had last been occupied in 2021 as a used clothing

73/22

shop and had not been marketed. The property was in the same ownership as the neighbouring vacant band hall, and bin storage would be provided in the alley.

279 / 22 PUBLIC PARTICIPATION

None

280 / 22 APPLICATIONS TO BE CONSIDERED

From 3 October Meeting

PA22/05578 – Mr Aaron Puffett Persimmon Homes Cornwall Ltd, Land West of Tregay Lane

23 Residential Dwellings to be developed, of which five are affordable housing, with associated infrastructure and public open space

Councillor Smith proposed, Councillor Reid seconded, and the Committee **RESOLVED** that the Council **SUPPORT** the application subject to a condition that development does not commence until the s38 agreement relating to the new estate roads on the earlier phases of the development had been approved.

From 3 October Meeting

PA22/07060 – Morrisons Supermarket, Plymouth Road, Horningtops PL14 3PR

Application for addition of external garden centre enclosure

Councillor Smith proposed, Councillor Pascoe seconded, and the Committee **RESOLVED** that the Council **OBJECT** to the application in line with policy TC1A(3) of the Liskeard Neighbourhood Development Plan, as the proposal blocks the pedestrian and disabled access to the store for people approaching from the residential developments to the north and east of the store.

PA22/08596 – Mr Parminder Brar, Penria, Barn Street, Liskeard PL14 4BJ

Change of use and conversion of ground floor shop to form two bedroom apartment with associated works to replace shop front, construct ground floor lightwell and new external stairs with Juliette balcony and balustrade

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

PA22/08612 – Miss Amy Sweet National Highways, Toll House, Looe Mills Road, From Junction West Of Sunnymead To The A38 East Of Meadowleigh, Dobwalls PL14 4LD

Planning permission for proposed installation of a sewage treatment plant.

Councillor Craker proposed, Councillor Reid seconded, and the Committee **RESOLVED** that the Council **DEFER** the application to seek further information and enable the applicant to address the comments made by the environment agency.

PA22/08708 – Mr Peter Thompson, 49 Eastern Avenue, PL14 3TD

Removal of ground-floor front-facing window and replacement with bay window.

Councillor Craker proposed, Councillor Whitty seconded, and the Committee **RESOLVED** that the Council **SUPPORT** the application. 74/22

PA22/08738 – Mr Joseph Faulkner, 16 Hanson Road PL14 3NT

Proposed single-storey rear extension and conversion of garage into additional living space.

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

PA22/08849 – Mr Stephen Corcoran, Kilmar House, 4 Higher Lux Street, PL14 3JU

Listed Building Consent for replacement of residential care home windows including phased replacement of unauthorised windows previously installed.

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

And any Plans received after preparation of this Agenda

***Late Plan added**

PA22/09187 - Mr Aaron Puffett Persimmon Homes Cornwall & West Devon

Non material amendment in relation to decision notice PA18/11093 dated 23.07.2022 to change the garage of plot 407 from brick to block and render

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

For Information

PA22/01640 – Cornwall Council, Dean Denver, Dean Street, PL14 4AE

Pre application advice to see whether the existing building can be demolished and a new dormer bungalow put in its place - Noted

PA22/01641 – Cornwall Council, Trebyan, Dean Street, PL14 4AE

Pre application advice to see whether the existing building can be demolished and replaced with a residential dwelling like a dormer bungalow with rooms in the roof - Noted

PA22/01670 - Rosedean House Surgery, 8 Dean Street, PL14 4AQ

Historic building advice for the extension and reconfiguration of an existing doctors surgery (Listed Building), the demolition of buildings set within a Conservation Area, and the construction of replacement retail units and key worker residential accommodation

The committee strongly supported the principle of expanding the doctor's surgery, and while it wished to preserve any historic value this should be balanced against the benefits to the community the development would provide.

281 / 22 **CORRESPONDENCE**

None

282 / 22 **DATE OF THE NEXT MEETING**

The next meeting of the Planning Committee will be on **Monday 28 November 2022** at 7.30pm