

Liskeard Town Council

AT A MEETING of the **PLANNING COMMITTEE** held in the Hobhouse Room at Public Hall on **Monday 3 October 2022 at 7.30 p.m.** there were present:

Committee: Councillors Naomi Taylor (Chair), David Braithwaite, Simon Cassidy, Annette Lee-Julian, Jane Pascoe, Lori Reid, and Christina Whitty
Deputy Town Clerk – Yvette Hayward
Members of the Public – Richard Reardon

210 / 22 **APOLOGIES**

Councillors Nick Craker, Tony Powell and Julian Smith

211 / 22 **DECLARATIONS OF INTERESTS, REGISTERABLE AND NON-REGISTERABLE**

None

212 / 22 **MINUTES OF MEETING HELD ON MONDAY 5 SEPTEMBER 2022**

Councillor Lee-Julian proposed, Councillor Reid seconded, and the Committee **RESOLVED** that the minutes of the meeting held on 5 September 2022 were adopted as correct.

213 / 22 **TO RECEIVE AN UPDATE ON PROGRESS OF ITEMS FROM THE LAST MEETING OF THE PLANNING COMMITTEE ON MONDAY 5 SEPTEMBER 2022**

Verbal report given

214 / 22 **AGENT PRESENTATION**

None

215 / 22 **PUBLIC PARTICIPATION**

None

216 / 22 **APPLICATIONS TO BE CONSIDERED**

From 5 September 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 Cassidy proposed, Councillor Reid seconded, and the Committee **RESOLVED** that the Council **DEFER** the application to request further information.

From 5 September Meeting

PA22/06825 – Wilton Homes West Ltd, Land at Tencreek 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-through restaurant, coffee shop with drive-through 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 Reid seconded, and the Committee **RESOLVED** that the Council **SUPPORT** the application in principle which will bring forward long awaited employment units for Liskeard, however support is conditional on the following:

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 Town Council has recently commissioned a Local Cycling and Walking Infrastructure Plan (LCWIP) and are now developing detailed proposals which include improved pedestrian and cycle routes on Plymouth Road and A390 Charter Way. 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.

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.

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

Application for addition of external garden centre enclosure

Councillor Cassidy proposed, Councillor Reid seconded, and the Committee **RESOLVED** that the Council **DEFER** the application to check the planning history of the site.

PA22/07357 – c/o agent Wembury Developments Ltd, 27 Fore Street Liskeard PL14 3JA

Change of use of basement and partial change of use of ground floor (Class E) and creation of 2 flats (Class C3) including external alterations to provide additional openings.

Councillor Taylor proposed, Councillor Braithwaite seconded, and the Committee **RESOLVED** that the Council **DEFER** the application.

PA22/07473 – Mr & Mrs J Golding, 19 Dean Street, Liskeard PL14 4AB

Alterations to existing garage and studio to form self contained annexe

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

PA22/07474 - Mr & Mrs J Golding, 19 Dean Street, Liskeard PL14 4AB

Listed Building Consent for Alterations to existing garage and studio to form self contained annexe

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

PA22/07949 – Mr & Mrs M Deacon, 35 Rapson Road, Liskeard PL14 3NX

Householder Application for Extension and Re-modelling of Existing Dwelling

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

PA22/08135 – Ms Julie Moyle, The Crescent, Cornerways, Tremeddan Lane PL14 3DS

Extending rear elevation of the dwelling and adding two dormers to the front elevation. Replace red hanging tiles to roof with slate.

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

PA22/08393 – Miss Lucy Downs Wain Homes (South West) Ltd, Land East Of Oak Tree Surgery Clemo Road Liskeard

Non-material amendment in relation to decision notice PA17/04823 dated 05.07.2017 to change the parking spaces from paving to tarmac

Councillor Reid proposed, Councillor Braithwaite seconded, and the Committee **RESOLVED** that the Council **OBJECT** to the application, which eroded the overall good design of the original proposal, contravening policy H9 of the Liskeard Neighbourhood Development Plan and policy 12.1a of the Cornwall Local Plan. Policy SUS1 of the Liskeard Neighbourhood Development Plan also requires measures to reduce surface water run-off and permeable surfaces should be used.

PA22/08404 - Ms Julie Moyle, The Crescent, Cornerways, Tremeddan Lane PL14 3DS

Application for a Lawful Development Certificate for an existing use of the outhouse as current ancillary accommodation to the main dwelling.

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

PA22/08457 – Mr & Mrs S Sullivan, 7 Dungarth Road, Liskeard PL14 3BP

Proposed single-storey rear extension

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

For Information

PA22/01549/PREAPP - Coodes Solicitors Tredean House, 15 Dean Street, Liskeard PL14 4AB

Pre application advice for change of use to residential

Noted

PA22/07858 – Mr & Mrs Ingham, 36 Samuel Bone Close, Liskeard PL14 3NU

Proposed porch with WC – Already approved 23/09/22

Noted

PA22/08017 – Liskeard Town Council, Trees At Thorn Park Access To Melbourne Bungalows From Varley Lane, Liskeard PL14 4AS

Works to trees in a conservation area (CA), works include fell T926 Mountain Ash

Noted

217 / 22 CORRESPONDENCE

None

218 / 22 DATE OF THE NEXT MEETING

The next meeting of the Planning Committee will be on **Monday 31 October 2022** at 7.30pm