

**LISKEARD TOWN COUNCIL**

**MINUTES** of the **PLANNING COMMITTEE MEETING** held in the Long Room on Tuesday 4 December 2018 at 6.45 pm

**Present**

The Mayor – Councillor Christina Whitty – Ex-Officio  
Councillors (committee) – Tony Powell (in the chair), David Ambler (Deputy Mayor – ex-officio), Sue Shand, Julian Smith and Naomi Taylor  
Support Services Manager – Yvette Hayward

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

**324/18 Apologies**

Councillors Tyler Bennetts, Simon Cassidy and Jane Pascoe

**325/18 Declarations of Members Interests Registerable or Non-Registerable**

None

**326/18 Minutes of the meeting held on Tuesday 13 November 2018**

Councillor Taylor proposed, Councillor Whitty seconded, and the Committee **APPROVED** the Minutes of the meeting of the Planning Committee held in the Mayor's Parlour at 7.30 pm on Tuesday 13 November 2018.

**327/18 To receive an update about progress of items from the last meeting of the planning committee on Tuesday 13 November 2018**

Nothing to report

**328/18 Agent/Applicant Presentation**

None

**329/18 Public Participation**

None

**330/18 Correspondence**

None

**331/18 Applications to be Considered**

PA18/06440 – Mr& Mrs Chalkley, Land East of 1 Varley Lane, Varley Lane

Construction of four new homes and access surface, alongside widening entrance from Varley Lane

The committee noted amendments to the original plans submitted which sought to address previous concerns expressed.

Councillor Taylor proposed, Councillor Smith seconded and the Committee **RESOLVED** that the Council continue to **SUPPORT** the application subject to concerns now expressed by Highways and the tree officer being satisfactorily resolved.

PA18/09833 – Mrs E McTague, 70 Eastern Avenue  
Rear single storey extension (replacement of conservatory)

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

PA18/09834 – Mr & Mrs K Smith, 22 Courtney Road  
Extension and re-modelling

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

PA18/09836 – Mr & Mrs J White, 3 Pendean Drive  
Rear extension

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

PA18/10367 – Mrs Pooley, Land North of 36 Wadham Road  
Outline Application for the construction of single dwelling house, parking and associated parking with all matters reserved

The committee noted that this site was within the built form of the town and the general principle of residential development in this location would be acceptable, however it should be in keeping with the character of the surrounding area. NPPF has no presumption in favour of developing residential gardens and advises against it if it will harm the character of the area.

In this location the density is fairly low and surrounding properties tend to comprise large detached dwellings with ample amenity space. New development should harmonise with this in terms of scale and proportion, and not detract from the street scape. Given the limited size of this plot, achieving a design that reflects the existing character, while providing enough parking and private outdoor amenity, without impacting on neighbouring properties (Policy 12 of the Cornwall Local Plan protects against overlooking and unreasonable loss of privacy) may be a challenge, and could be considered to constitute overdevelopment.

Councillor Shand proposed, Councillor Taylor seconded and the Committee **RESOLVED** that the Council **OBJECT** to the application for the reasons given above.

PA18/10662 – Cornwall Council, Liskeard Respite Centre, Charter Way  
Single Storey Extension to form additional living accommodation which can be used as an independent annexe to the main building when required. Replacement of two storey conservatory with extensions of conventional construction to form entrance porch and activity space

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

PA18/10952 – Mr & Mrs Wiseman, Tiptoe Farm, Lamellion  
To make alterations to the Western Extension of Tiptoe Farmhouse; to regularise the fenestration of the principal elevation of Tiptoe Farmhouse; to convert the barn positioned to the West of Tiptoe Farmhouse into a holiday let

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

PA18/10953 – Mr & Mrs Wiseman, Tiptoe Farm, Lamellion  
Listed Building Consent for alterations to the Western Extension of Tiptoe Farmhouse; to regularise the fenestration of the principal elevation of Tiptoe Farmhouse; to convert the barn positioned to the West of Tiptoe Farmhouse into a holiday let

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

PA18/02979/PREAPP – Mr & Mrs Frith, Land at Trembraze, Addington  
Proposed low density residential development (up to 5 Dwellings)

The committee noted that this site lays outside the development boundary designated in the now adopted Liskeard Neighbourhood Development Plan (Policy NP1). In accordance with policy H1, there are already sites allocated to deliver the target of 1,400 new dwellings in the plan period. The Town Council could not therefore support extending the boundary into open countryside.

Councillor Powell proposed, Councillor Shand seconded and the Committee **RESOLVED** that the Council **OBJECT** to proposals for development of residential dwellings on this site.

### **332/18 Cattle Market Update - To receive a verbal report on the current position On the Cattle Market**

The Mayor, as one of the Town Council representatives on the Cattle Market working group reported that the group had met on 29 November.

Cornwall Council had published a Specification for Consultancy Services for Liskerrett  
107/18

Nowydh (working title), a proposed new arts/community centre building on the site. It was noted that an impact assessment on the rest of the town should be required, as the proposal would provide similar services to several other venues around the town.

The Mayor proposed, the Deputy Mayor seconded, and the Committee **RESOLVED** to **RECOMMEND** to Council that the Chair of the Planning Committee be appointed a Town Council representative to the Cattle Market Working Group.

### **333/18 Date of the next meeting**

Due to several date clashes with other committee meetings in 2019 it would not be possible to hold all Planning Committee meetings at the current regular time. It was agreed to avoid confusion over dates that future meetings would be held on **Monday evenings at 7.30pm every three weeks commencing on 7 January 2019** in the Long Room.

The Easter Monday meeting would be held the following week on 29 April with the three weekly cycle continuing from then.