

# Liskeard Town Council

**AT A MEETING** of the **PLANNING COMMITTEE** held in the Hobhouse Room at Public Hall on **Monday 5 September 2022 at 7.30 p.m.** there were present:

Committee: Councillors Naomi Taylor (Chair), Simon Cassidy, Nick Craker, Annette Lee-Julian, Lori Reid, and Christina Whitty  
Deputy Town Clerk – Yvette Hayward  
Members of the Public – Dan Mitchell (Influence Planning) and Mr P Martin

## **181 / 22                      APOLOGIES**

Councillors Jane Pascoe, Tony Powell and Julian Smith

## **182 / 22                      DECLARATIONS OF INTERESTS, REGISTERABLE AND NON-REGISTERABLE**

Councillor Taylor – PA22/06612 volunteers in the tea hut at the club  
Councillor Cassidy – PA/06612 former vice chair of the club and son plays for the club  
Councillor Craker – PA22/05418 has given an opinion on the related enforcement action and PA22/06597 as an elected member of Cornwall Council

## **183 / 22                      MINUTES OF MEETING HELD ON MONDAY 8 AUGUST 2022**

Councillor Craker proposed, Councillor Whitty seconded, and the Committee **RESOLVED** that the minutes of the meeting held on 8 August 2022 were adopted as correct.

## **184 / 22                      TO RECEIVE AN UPDATE ON PROGRESS OF ITEMS FROM THE LAST MEETING OF THE PLANNING COMMITTEE ON MONDAY 8 AUGUST 2022**

Verbal report given

## **185 / 22                      AGENT PRESENTATION**

PA22/06906 – Mr Dan Mitchell (Influence Planning) explained that the application would provide four one-bed timber self-contained pods with kitchenette and bathroom facilities. It was a large site, and these would be accommodated at the bottom of the garden between the trees near the ponds without impacting on the listed building. They will be for holiday use only but are well insulated so could be in operation year round. They would comply with policy CLP 5 (3) providing tourist accommodation of an appropriate scale to their location, and well related to the town centre. Local people would be employed to service the accommodation.

## **186 / 22                      PUBLIC PARTICIPATION**

None

## **187 / 22                      APPLICATIONS TO BE CONSIDERED**

### **PA22/06906 – Mr P Atalla, Moorswater Lodge, Old Road**

Use of garden for the siting of 4 low impact glamping pods and formation of parking spaces

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Councillor Cassidy proposed, Councillor Reid seconded, and the Committee **RESOLVED** that the Council **SUPPORT** the application. The committee encouraged the applicant to ensure the pods were fully accessible, and that sustainable features were incorporated where possible.

From 8 August Meeting

**PA22/03642 – Wainhomes (South West) Ltd, Land at Tencreek Farm, Plymouth Road**

Full Planning for the erection of 202 dwellings and associated works

Councillor Craker proposed, Councillor Cassidy seconded, and the Committee **RESOLVED** that the Council **SUPPORT** the application, which would deliver houses to meet the Liskeard housing target as recognised in the Liskeard Neighbourhood Development Plan.

Although the site is located in Menheniot parish, the occupants will use the services of Liskeard, and the impact will be on Liskeard. Therefore, Liskeard Town Council support will be conditional on securing the necessary s106 contributions to improve services and infrastructure in Liskeard as follows:

- 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 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. Contributions should be directed to delivering proposals identified in the Liskeard LCWIP. A contribution towards delivering this should be made ahead of occupation of any new dwelling, and notwithstanding that a contract or contracts may have been let before the date thereof.

In addition, at least one bus stop including shelter with RTI displays should be provided on an internal primary route. Liskeard Town Council would encourage early engagement with the current bus service operator for advice on establishing a service and suitable siting of stops.

- Off-site public open space – there is a deficit in sports pitch provision and related facilities in Liskeard, and some of that in existence needs upgrade, and contributions are required to help address this and the additional demands that will be made from new development.
- Primary Health Care Services - currently both Oak Tree Surgery and Rosedean House Surgery practices do not have sufficient space for their current practice list size and need to expand to provide enough room at the premises for the number of staff required to look after the patient list. This development will only add additional pressure to these practices. In this context it should also be noted that Rosedean House Surgery are at an advanced stage of expanding their surgery in Liskeard, subject to full planning approval. Liskeard Town Council support an upfront or early S106 contribution for primary health care services. A minimum contribution as indicated by the NHS Primary care commission team is required, notwithstanding that a contract or contracts may have been let before the date thereof.

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NHS dentistry is over capacity in Cornwall, and a contribution to expanding local NHS dental provision would be encouraged.

- Education - A minimum contribution as indicated by Cornwall Council – Together for Families is required for schools in Liskeard, notwithstanding that a contract or contracts may have been let before the date thereof. The 2016 planning approval which has since lapsed, identified the two primary schools within Liskeard and Liskeard School and Community College as being the schools most likely to see an increase in pupil numbers as a consequence of this development. Liskeard Town Council agrees with this view and encourages education contributions to be directed to expanding school capacity in Liskeard.

#### Other conditions

There are wide concerns about the possible effects of surface water and flooding. Given the large area which will be totally impermeable due to development in this area permeable surfaces should be included where possible as part of the Sustainable Urban Drainage plan.

#### Additional Comments

Environmental – In line with new regulations coming forward Liskeard Town Council would encourage the developer to incorporate features to reduce carbon emissions and provide some electric vehicle charging points and ensure that supporting electrical infrastructure is suitable for future upgrades for properties that are initially not installed with them.

On site Play areas should include an undercover shelter and equipment suitable for a range of ages including teenagers. The Liskeard Youth Council could assist with youth engagement to design these.

*Councillor Craker left the room at 8.07pm*

From 8 August Meeting

#### **PA22/05418 – Miss Lucy Downs Wain Homes (South West) Ltd, Land East of Oak Tree Surgery, Clemo Road**

Retrospective Planning Permission for: Balconies on plot numbers 109/110, Screening to prevent overlooking between the gardens of plots 107-111 and Screening to be erected on the metal frame that is positioned on the balconies

Councillor Cassidy proposed, Councillor Reid seconded, and the Committee **RESOLVED** that the Council **OBJECT** to the application due to overlooking as per policy CLP 12 (2) which would not be resolved as a result of the measures proposed. The applicant was encouraged to work with all the affected residents to find a workable solution.

*Councillor Craker returned to the room at 8.16pm*

From 8 August 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

49/22

Councillor Taylor proposed, Councillor Cassidy seconded, and the Committee **RESOLVED** that the Council **DEFER** the application to seek further clarifications.

From 8 August Meeting

**PA22/05684 – Lisa Crosswood, 124 Woodgate Road**

First floor balcony and side access steps

Councillor Craker proposed, Councillor Reid seconded, and the Committee **RESOLVED** that the Council **SUPPORT** the application but suggest privacy screens are installed.

**PA22/03936 - Mrs J Karunasegar, 59 Higher Lux Street**

Creation of an off-road parking area adjacent to dwelling

Councillor Reid proposed, Councillor Lee-Julian seconded, and the Committee **RESOLVED** that the Council **SUPPORT** the application subject to the use of permeable surfaces and no objections from highways.

**PA22/06597 – Mr Michael Gormley Cornwall Council – Westbourne House, West Street**

Listed Building Consent for Westbourne House: Vertically hung slate replacement to right side elevation, guttering and joinery maintenance to rear right single-story Orangery Extension, repairs to rear garden wall and existing floor gullies

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

**PA22/06612 – Mr T Knightsbridge, Liskeard & Looe Rugby Football Club, Lux Park Leisure Centre, Coldstyle Road**

Provision of replacement of all-weather stand

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

**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

The committee supported in principle development on this site which would deliver long awaited employment units.

Councillor Craker proposed, Councillor Lee-Julian seconded, and the Committee **RESOLVED** that the Council **DEFER** the application to finalise details of the conditions it would seek.

**PA22/06826 – McDonald's Restaurants Ltd, Land at Tencreek Farm, Plymouth Road**

Advertisement Consent for 4 illuminated freestanding signs, 2 banner units, 1 illuminated play land sign and 20 dot signs

50/22

Councillor Cassidy proposed, Councillor Whitty seconded, and the Committee **RESOLVED** that the Council **SUPPORT** the application subject to no objections from highways.

**PA22/06827 – McDonald’s Restaurants Ltd, Land at Tencreek Farm, Plymouth Road**

Advertisement Consent for installation of 6 illuminated fascia signs, 3 illuminated booth lettering signs and 1 illuminated digital booth screen

Councillor Cassidy proposed, Councillor Whitty seconded, and the Committee **RESOLVED** that the Council **SUPPORT** the application subject to no objections from highways.

**PA22/06885 – McDonald’s Restaurants Ltd, Land at Tencreek Farm, Plymouth Road**

Advertisement Consent for the installation of 2 illuminated freestanding totem signs

Councillor Cassidy proposed, Councillor Whitty seconded, and the Committee **RESOLVED** that the Council **SUPPORT** the application subject to no objections from highways.

**PA22/06903 – Mr Wildman, Silverdale, Sungirt Lane**

New detached garage and boundary fencing

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

**PA22/07048 – Mrs Nigel Powell, 2 Fowenn Court, New Road**

Works to Trees subject to a Tree Preservation Order (TPO): Works to include (T1) Oak, reduce limb overhanging house by 2m, (T2) and (T3) Sycamores, Coppice, (T4) Beech, reduce crown from 16 m to 14m, spread from 9m to 6m and raise crown

Councillor Cassidy proposed, Councillor Whitty seconded, and the Committee **RESOLVED** that the Council **SUPPORT** the application subject to the advice of the tree officer.

**PA22/07109 – Mr Scott Campbell, Highwood House, Barras Street**

Proposed demolition of single-storey extension and erection of two-storey extension to rear of property. New shop front. Change of use from A1 to Class E. conversion of first and second floor in existing building into 2 sole occupancy C3 dwellinghouse

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

**PA22/07409 – Mr Scott Campbell, Highwood House, Barras Street**

Listed Building Consent for proposed demolition of single-storey extension and erection of two-storey extension to rear of property. New shop front. Change of use from A1 to Class E. Conversion of first and second floor in existing building into 2 sole occupancy C3 dwellinghouse

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

**PA22/07361 – Liskeard Town Council, War Memorial, Castle Street**

Listed Building Consent for partial repointing of stonework

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

**PA22/07743 - Lenna Bithell, Liskeard Library Barras Street PL14 6AB**

Submission of details to discharge condition number 3 in relation to decision notice PA18/09302 dated 06/12/2018

Councillor Cassidy proposed, Councillor Reid seconded, and the Committee **RESOLVED** that the Council **SUPPORT** the application. It was noted that on this occasion, the loss of any heritage asset was outweighed by the positive development of the building, bringing it back into operation.

**188 / 22**                      **CORRESPONDENCE**

None

**189 / 22**                      **DATE OF THE NEXT MEETING**

The next meeting of the Planning Committee will be on **Monday 3 October 2022** at 7.30pm