

LISKEARD TOWN COUNCIL

MINUTES of the **PLANNING COMMITTEE MEETING** held in the Council Chamber on Monday 6 January 2020 at 7.30 pm

Present

Councillors (committee) – Tony Powell (in the chair), Rachel Brooks, Ian Barlow, Simon Cassidy, Sandra Mitchell, Sue Shand, Julian Smith, Naomi Taylor and Christina Whitty

Also in attendance: Councillor Sally Hawken

Deputy Town Clerk – Yvette Hayward
Cornwall Councillor (Liskeard North) – Nick Craker

Members of the Public – Simon Wagemakers & Robbie Brown (Persimmon), Adam Birchall (Cornwall Council), and nine residents of Moorland View/Moorland Close/Portland Close

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

399/19 Apologies

Councillor Jane Pascoe

400/19 Declarations of Members Interests Registerable or Non-Registerable

None

401/19 Minutes of the meeting held on Monday 16 December 2019

Councillor Shand proposed, Councillor Taylor seconded, and the Committee **APPROVED** the Minutes of the meeting of the Planning Committee held in the Council Chamber at 7.30 pm on Monday 16 December 2019.

402/19 To receive an update about progress of items from the last meeting of the planning committee on Monday 16 December 2019

Verbal report given

403/19 Agent Presentation

None

404/19 Public Participation

PA18/11093

Mrs Dunn – The separation distances shown for directly facing windows did not take account of her patio doors which were in the original part of the property (not the conservatory) and if included she believed would reduce the distance below the required limit. The latest plans now showed two garages closer to her boundary, but she had not yet received a response to her request to the developer to provide separation distances for these.

117/19

Mr Goodwin – Residents had not agreed the proposals for a solid fence on top of the hedgebank, and he did not want it. He had made comments to the planning officer, but they were not yet showing on the Cornwall Council planning system.

Mr Nowell – Flooding was currently a continuous problem in the field where the development is proposed, and therefore surface water and drainage management arrangements on this phase would be crucial.

405/19 Correspondence

PA19/10712 Persimmon Phase 3 discharge of conditions 3 & 4 – J & B Mann

While formal consultation on discharge of conditions applications did not usually take place with town/parish councils, the planning officer had agreed to accept comments from the town council by 10 January.

Councillor Smith proposed, Councillor Cassidy seconded, and the Committee **RESOLVED** that the Council **OBJECT** to the application until:

- It is demonstrated to Cornwall Council that the new replacement highways surface water pipe is solely used to carry and discharge surface water from the highway drainage network serving St Cleer Road.
- Proposals satisfactory to the Cornwall Council Drainage Team to attenuate and manage flows from the pipe to ensure that the flows and any resulting debris is managed to prevent flooding or nuisance within the site, to adjacent land, the highway or within any receiving drain or watercourse, have been received.
- A condition is agreed on the time frame in which these proposals are to be fully completed, to alleviate the current detrimental disturbance and disruption to local residents and adjacent land, and ensure future damage is not incurred to the site, adjacent land, highway and drain or watercourse.

The committee thanked Mr and Mrs Mann for the considerable effort they had put in to investigating and bringing the problems in this area to attention in order that they could be rectified for the benefit of the community.

406/19 Applications to be Considered

PA18/11093 - Mr Simon Wagemakers Persimmon Homes (Cornwall), Land at Addington (accessed from) Callington Road

Reserved matters approval for the construction of 150 dwellings including 47 affordable homes, landscaping, roads and associated infrastructure. (Details following Outline Consent PA10/03248 dated 25/11/13).

Following discussion, and having considered all the comments made by residents both verbally at meetings and in writing on the Cornwall Council planning portal, Councillor Powell proposed, Councillor Smith seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application subject to the inclusion of conditions detailing the following:

118/19

- The specification (to include repair to the existing hedgebank, fencing and planting), agreed with the ecologist and residents, of the physical structure of the mitigation corridor.
- That delivery of the mitigation corridor to the specification agreed, should take place before commencement of the building of the dwellings.
- Full details of the how the mitigation corridor is to be secured and maintained, including environmental management and the clearance of accumulated debris and litter, and how this will be funded. A timeline for a possible handover to an estate management group and details of how this will be funded. That arrangements must be in place from when the first dwellings are occupied.
- An amended plan to show all security features requested by Devon and Cornwall Architectural Liaison Officer (it is believed that there may currently be some omissions)
- That closure of the existing entrance to the Trembraze track in the south eastern corner of the development should take place before the first dwelling are occupied
- Connectivity – that continuous foot and cycleways linking this phase to the other phases of the development and the wider town and services in accordance with the Cornwall Design Guide, are completed before all dwellings are occupied.
- Traffic calming measures to be carried on St Cleer Road, with a timescale for delivery.
- Surface water and drainage – that no building should take place until detailed plans for surface water and drainage management have been approved, with evidence that these will not further impact on the existing problems on phase 3 of the development. Approval should include a timescale for delivery.
- That separation distances for directly facing windows, and windows of habitable rooms facing blank walls should all comply with local planning guidance. Information should be made readily available to neighbouring residents to confirm this.

(Councillor Shand abstained)

PA19/00029/NDP - St Cleer Parish Council, St Cleer

Plan Proposal Submitted for St Cleer Neighbourhood Plan area. The Consultation will run between 5th December 2019 and 30th January 2020 for eight weeks due to the Christmas period

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

PA19/06926 – Kennard Premier Inn Hotels Ltd, Premier Inn, Haviland Road
Additional Hotel Accommodation in the form of an annexe block with alterations to car park and associated works (including installation of air-conditioning plant compound) and small reconfiguration of main hotel

The committee welcomed the inclusion of solar panels and electric car charging points in the revised plans, and Councillor Powell proposed, Councillor Cassidy seconded, and the Committee **RESOLVED** that the Council **SUPPORT** the application.

PA19/09492 – Mr & Mrs N Yalciner, Glenleigh, Pengover Road
Replacement garage/workshop with additional ancillary accommodation

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

407/19 Cattle Market

a) To receive feedback from the 11 December 2019 public consultation event
Noted

b) To comment on the pre-application PA19/02726 proposal

It was explained that the requirements of the funding application and the time constraints it imposed meant it had been necessary to proceed with the pre-app

The feedback collated by JTP included both the written comments which had been submitted and verbal comments collected by the team.

The Council supported the proposal and the committee noted the following:

- Overall public feedback supported the current proposals, and where there were questions or objections these related to later phases of the development
- Everybody wanted to see things start to move forward
- The opportunity to facilitate development of the doctor's surgery in a future phase was welcomed
- The proposal brought economic benefit and jobs to the town
- The businesses which backed onto the site were supportive of proposals and wanted to see them move forward
- The advice received from the planning officer was helpful

Ahead of the design freeze it was requested that the following were considered:

- Flexible access to workshops was important
- Waste storage and management arrangements
- The environmental impact of the building – it was to be built to BREEAM standards (a sustainability assessment method which included the lifecycle of the building rather than just energy performance) and the assessment information would be provided
- Sound attenuation within the building re the large open spaces

Any further design specific comments were welcomed by 24 January 2020 before the design freeze.

408/19 Date of the next meeting

The next meeting of the Planning Committee would be on **Monday 27 January 2020 at 7.30pm** in the Council Chamber.