

Liskeard Town Council

AT A MEETING of the PLANNING COMMITTEE held in the Emily Hobhouse Room at Public Hall on Tuesday 7 April 2026 at 7.30 p.m. there were present:

Committee: Councillors Nick Craker (Chair), David Braithwaite, Tony Powell and Lori Reid

Deputy Town Clerk – Yvette Hayward

Members of the Public – Clare Bevan, Dave Wood and Teresa Conway (Lighthouse Community Centre)

/ 25 APOLOGIES

Councillors Simon Cassidy, Annette Lee, Jane Pascoe, Naomi Taylor and Christina Whitty

/ 25 DECLARATIONS OF INTERESTS, REGISTERABLE AND NON-REGISTERABLE

None

/ 25 MINUTES OF MEETING HELD ON MONDAY 9 MARCH 2026

Councillor Craker proposed, Councillor Reid seconded, and the Committee **RESOLVED** that the minutes of the meeting held on 9 March 2026 were adopted as correct.

/ 25 TO RECEIVE AN UPDATE ON PROGRESS OF ITEMS FROM THE LAST MEETING OF THE PLANNING COMMITTEE ON MONDAY 9 MARCH 2026

Verbal report given

/25 AGENT PRESENTATION

Dave Wood (PA26/00092) advised that the Lighthouse CIC ethos was to identify local needs and find ways to provide support. The centre is open to anybody to drop in, and they currently run health and wellbeing groups, youth groups supported by a youth worker, and have an information, advice and guidance worker, who can offer referrals, help with form filling, budgeting, benefits, etc. They currently work in partnership with a number of other local organisations including the Salvation Army, St Martin's Church, the Foodbank and We are with you.

This project is funded by the Duke of Cornwall's Charitable Foundation, and will trial the provision of two solar powered, lockable pods which it is expected occupants may stay in for 6 – 9 months while being supported into the next step of temporary accommodation, with wrap around support, opportunities for voluntary work, and training. The Salvation Army are involved in a similar project in Barnstaple, and this will be the first of its kind in Cornwall. Occupants will come via vetted referrals and will sign up to a code of conduct. The pods will offer people safety and security, dignity and privacy, and health benefits. Shower facilities and storage will be available inside the Lighthouse building. The pods will be protected by CCTV in line with ICO guidelines.

/ 25 PUBLIC PARTICIPATION

None

/ 25 APPLICATIONS TO BE CONSIDERED

PA26/00092 - Ms Clare Bevan Lighthouse Community Centre CIC, Bell House, 7 - 9 Church Street PL14 3AG

Placement of 2 temporary self sufficient accommodation pods for rough sleepers, utilising one existing car parking spaces

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

PA26/00633 - Mr Henry Sanders, J Sanders and Son, Land West Of Lafarge Cement Moorswater Industrial Estate Dobwalls PL14 4LN

Proposed B8 storage and distribution units

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

PA26/01147 - Mrs S Jewell - CC - Registration Of Births Deaths And Marriages Graylands Dean Street Liskeard Cornwall PL14 4AE

Proposed change of use of the professional office (Use Class E(c)) to a dwellinghouse (Use Class C3)

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

PA26/01148 - CC - Registration Of Births Deaths And Marriages Graylands Dean Street Liskeard Cornwall PL14 4AE

Listed Building Consent for proposed change of use of the professional office (Use Class E(c)) to a dwellinghouse (Use Class C3)

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

PA26/01374 - Mr Elliott Saunders, Aldi Stores Ltd 1 Charter Way Liskeard Cornwall PL14 3XB

Proposed extension to existing store, together with associated development including new plant compound and the provision of an additional car park area and associated pedestrian crossing with variation of condition 2 of decision notice PA24/09331 dated 04.11.2025.

Councillor Reid proposed, Councillor Braithwaite seconded, and the Committee **RESOLVED** that the Council **OBJECT** to the application on the grounds of over development of a site in the vicinity of a hospital, doctor's surgery and children's nursery, and reiterate the concerns raised on the previous application that it fails to address the provision of safe and suitable access to and from the new carparking area for either pedestrians or vehicles (NPPF section 9 para 115b), the cumulative impact on the road network taking into account all reasonable future scenarios (116), and it does not minimise the scope for conflicts between pedestrians, cyclists and vehicles (117c).

The following points should also be noted:

- The Committee's concerns in 2017 for safe and suitable access when the hybrid development incorporating the residential estate was permissioned (PA17/04823).

- The changes that have occurred since then which have impacted the traffic flows on Charter Way: further phases of Trevethan Meadows completed and link road with St Cleer Road opened; Charter Walk estate completed; new bus routes; significant increases in patient numbers at Oaktree Surgery (16,983 in Jan 25 - the towns major surgery) and the Liskeard Dental Centre (approx. 14,000); pre-application coming forward to develop supported living off Aries Hill.
- The original approved use for the land now proposed for car parking was as a small shop or takeaway which would have generated less traffic flows.
- The Clemo Road junction was better designed to accommodate the continuous traffic flow generated by supermarket parking.
- The proposal conflicted with Liskeard's Local Cycling and Walking Infrastructure Plan and plans to improve pedestrian and cycling infrastructure on Charter Way.
- The current central island for crossing Charter Way just north of the access to the proposed new car park is small for a family with a pushchair crossing this busy road.
- Some people may struggle to push a trolley of shopping across Clemo Road and into the car park due to the gradients.
- The nursery on Clemo Road does not operate to school hours, and like the doctor's surgery has constant flows.
- Delivery lorries would be entering the car park adjacent to the parent and child and disabled carparking and reversing back into the loading bay, creating possible conflicts.

If the planning officer is minded to approve the application, then it is requested it is referred to the East Sub Area Planning committee for consideration.

/ 25 CORRESPONDENCE

None

/ 25 DATE OF THE NEXT MEETING

The next meeting of the Planning Committee will be on **Tuesday 5 May 2026** at 7.30pm.