

LISKEARD TOWN COUNCIL

MINUTES of the **PLANNING COMMITTEE MEETING** held in the Long Room on Tuesday 8 May 2018 at 7.30 pm

Present

The Mayor – Councillor Christina Whitty – Ex-Officio
Councillors (committee) – Tony Powell (in the chair), Roger Holmes, Jane Pascoe, Susan Shand, Naomi Taylor and Julian Smith
Support Services Manager – Yvette Hayward
Cornwall Councillor – Nick Craker
Members of the Public – Kirk Mason and Justine Bennison

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

656/17 Apologies

Councillor Tyler Bennetts

657/17 Declarations of Members Interests Registerable or Non Registerable

None

658/17 Minutes of the meeting held on Tuesday 17 April 2018

Councillor Powell proposed, Councillor Taylor seconded, and the Committee **APPROVED** the Minutes of the meeting of the Planning Committee held in the Long Room at 7.30 pm on Tuesday 17 April 2018.

659/17 To receive an update about progress of resolutions from the last meeting of the planning committee on Tuesday 17 April 2018

Verbal report given

660/17 Agent/Applicant Presentation

None

661/17 Public Participation

Justine Bennison objected to application PA18/03238 London Metric Property Plc. The reasons stated were:

- it will increase traffic queuing onto the roundabout (particularly bad at key times i.e. Christmas)

- insufficient extra parking is being provided
- free parking at this site gives this business an unfair advantage over those in the town centre.

662/17 Correspondence

Liskeard Chamber of Commerce – objection to application PA18/03238 London Metric Property Plc

663/17 Applications for Consideration

Re-submission

PA18/02840 – Persimmon Homes (Cornwall), Land at Addington (accessed from) Callington Road, Liskeard

Modification of a planning obligation regarding increase in the trigger point for affordable homes. Application no PA10/03248 dated 17/10/2013 relates

This application had been refused by Cornwall Council since the last committee meeting and no further discussion was needed.

PA18/03238 – London Metric Property Plc, Land at Bubble retail Park, Plymouth Road, Liskeard PL14 3WQ

Erection of a new building measuring 167 sq. m (GIA) for use as a coffee shop (Class A1 and/or A3) and associated physical works

In discussion the committee considered the following points:

- the site is over-built
- this would destroy a significant area of landscaping which currently makes this site and the entry to the town pleasing
- increased traffic congestion on this roundabout
- insufficient traffic management within the carpark on this site
- there are vacant premises in the town centre and the soon to be redeveloped cattle market
- it would draw trade away from the town centre, and passing visitors may not come into the town centre, impacting on its viability and vitality
- new jobs created would displace those in the town centre
- the planning history of this site does not include use for food and drink retail
- this would set a precedent for future applications, further impacting on the town centre
- it does not comply with policy 4 of the Cornwall Local Plan, NPPF policy 2, and the wider objectives of the Liskeard Neighbourhood Plan for protecting the town centre
- concerns over increased litter

Councillor Shand proposed, Councillor Smith seconded, and the Committee

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194/17

Planning Committee 8 May 2018

RESOLVED that the Council **OBJECT** to the application due to the impact on the viability and vitality of the town centre, and failure to comply with policy 4 of the Cornwall Local Plan, NPPF policy 2, and the wider objectives of the Liskeard Neighbourhood Plan for protecting the town centre.

PA18/02514 – Dr Anthony Piper Liskeard Parochial Church Council, St Martins Church Hall Complex, Church Place, Liskeard

Listed Building Consent for demolition and removal of folding screen attached to the walls inside a hall in the building

It was understood from the planning officer that the screens in question are specifically mentioned within the listing of the building. Furthermore, the applicant should be asked to provide full justification that the proposal meets with the requirements of NPPF policy 12.

Councillor Taylor proposed, Councillor Whitty seconded and the Committee **RESOLVED** that the Council **DEFER** the application, until advice can be obtained from the Historic Environment officer, and full justification for the proposals is received from the applicant.

PA18/03509 – EI Group Plc, White Horse Inn, The Parade, Liskeard
Advertisement Consent to remove old signs and replace with new

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

PA18/03510 – EI Group Plc, White Horse Inn, The Parade, Liskeard
Listed Building Consent to remove old signs and replace with new

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

PA18/02270 – Mr Nicholas Trevarthen, 2 Lestitha Cottages, St Cleer, Liskeard
Change of use from office to holiday let with the addition of 4 roof windows. Converting porch 'covered area' to make an enclosed porch

Councillor Holmes proposed, Councillor Smith seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application subject to it being for holiday let only with occupancy restricted to no more than 48 weeks per annum, and no future permission for conversion to a residential dwelling given.

PA18/03027 – Mr Angelo Cotonou, Cornwall Council Public Conveniences, Pike Street, Liskeard

Demolition of existing public toilet block. Construction of new Residential unit comprising 1 no. Ground floor flat, 1 no. First floor flat and 1 no. Duplex at 2nd and 3rd floor

The committee welcomed the use of this brownfield site, and improvements it would

bring to the street scene. However, concerns were noted about some aspects of the design, such as the glass block wall at the bin store on street level, and challenges for the construction phase caused by the constricted location of the site and its position on Pike Street.

Councillor Taylor proposed, Councillor Whitty seconded and the Committee **RESOLVED** that the Council **SUPPORT** the application subject to submission of suitable designs, and a robust and detailed Construction Environmental Management Plan demonstrating how construction traffic and deliveries can be facilitated without loss of the on-street parking currently available to shoppers on Pike Street.

664/17 Date of the next meeting

The next meeting of the Planning Committee would be on **Tuesday 29 May 2018 at 7.30pm** in the Long Room at the Public Hall.