

Liskeard Town Council

AT A MEETING of the **PLANNING COMMITTEE** held in the Hobhouse Room at Public Hall on **Monday 8 April 2024 at 7.30 p.m.** there were present:

Committee: Councillors Naomi Taylor (Chair), Tracy Adams, David Braithwaite, Simon Cassidy, Nick Craker, Tony Powell, Lori Reid and Julian Smith

Deputy Town Clerk – Yvette Hayward

Members of the Public – Jonathan Luker (JL Planning), Vince Welch, Lee Smith, Tracy Smith, Shaun Bending, Adam Marchewski, Joseph Butcher and Debbie Burden.

503 / 23 APOLOGIES

Councillors Jane Pascoe

504 / 23 DECLARATIONS OF INTERESTS, REGISTERABLE AND NON-REGISTERABLE

None

505 / 23 MINUTES OF MEETING HELD ON MONDAY 11 MARCH 2024

Councillor Braithwaite proposed, Councillor Craker seconded, and the Committee **RESOLVED** that the minutes of the meeting held on 11 March 2024 were adopted as correct.

506 / 23 TO RECEIVE AN UPDATE ON PROGRESS OF ITEMS FROM THE LAST MEETING OF THE PLANNING COMMITTEE ON MONDAY 11 MARCH 2024

PA24/01068 – Mr Wayne Parsons, 21 Samuel Bone close - PROTOCOL

Adjustment to existing garden room

The committee had agreed with officer's recommendation to approve

PA23/06474 – Webbs Cottage, Pike Street PL14 3JQ

5 bedroom rear single storey extension to the existing house in multiple occupation

The application had been APPROVED with conditions, without reference to the East Sub Area Planning Committee at Cornwall Council

507 / 23 PUBLIC PARTICIPATION

Residents from the Trevethan Meadows area raised concerns about the highways proposals throughout the estate. It was reported that on a recent check, 42 cars were parked on roads where double yellow lines (no waiting at any time) were proposed. This would move all those cars to smaller estate roads, potentially blocking access, and leave no parking for guests. Speeds through the estate were already a concern and would increase without parked cars – in some cases residents said they were deliberately parking on the road to slow the traffic. It was already being used as a cut through between St Cleer Road and Charter Way, which it was believed was due to people trying to avoid the new traffic calming measures on St Cleer Road. Extreme concern was raised for the safety of pedestrians and cyclists, and particularly children and pets. Traffic calming was required, and a 20 mph speed limit would be welcomed throughout the estate, including the open sections of Tregay Lane as far as Welltown, where currently a national speed limit of 60 mph would apply although inappropriate. It was reported 19 properties fronted St Cleer Road, all with the benefit of enclosed front gardens, while 71 properties fronted Granite Way and

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Carlton Way on the route traffic was now taking and needed traffic calming of the same standard. The footpath linking the safe crossing on St Cleer Road with the estate at Granite Way had been left unfinished.

508 / 23 TREVETHAN MEADOWS, LISKEARD – SECTION 38 AGREEMENT

To discuss and agree a response to the consultation

It was agreed the following points would be included in the Town Council's response to the consultation:

- Proposals to bring the roads up to an adoptable standard were welcomed, which would avoid future problems if the roads remained the responsibility of the developer
- There was a general lack of parking spaces across the development, and without a major employer in the town there was a greater dependence on car ownership. Consideration should be given to any ways parking shortages could be addressed, particularly at Granite Way where there are no unallocated parking bays
- The estate was being used as a cut through between St Cleer Road and Charter Way
- Traffic calming was needed (including speed humps) on Granite Way and Carlton Way to the same standard as St Cleer Road
- Staggered yellow lines may be a more workable solution than the continuous lines proposed – improving visibility and traffic flow, while also providing some parking and keeping speeds down
- A 20 mph limit throughout the estate and Tregay Lane to Welltown (currently national speed limit) would be a benefit, to link in with Cornwall Council's rollout of '20 is plenty' more widely in Liskeard – bringing the date for this forward if necessary
- The St Cleer Road safe crossing footpath link should be completed as a matter of urgency
- The development had been built around a working farm and other smaller developments, whose needs also needed to be incorporated
- Upgrade of the Trembraze Track would create a valuable pedestrian link between the development and other town facilities improving connectivity.

509 /23 AGENT PRESENTATION

PA24/ 02251 – Jonathan Luker explained the site history had confirmed the principle of development was acceptable, but access posed some problems. The applicant had overcome these by purchasing 9 Endsleigh Terrace and the two access roads, which enabled improved access arrangements to the proposed development, and no longer a need to amend the existing yellow lines. It delivered a windfall site with a mixture of property types including dormer bungalows, all with parking, in a sustainable location. The dwellings had been positioned towards the rear of the site to prevent overlooking.

In response to questions, it was confirmed the original access was owned by the applicant, but they would not be using it. All residents of Endsleigh Terrace had pedestrian access rights over it. It was also confirmed that EV charging points could be provided.

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510 / 23 APPLICATIONS TO BE CONSIDERED

PA24/02251 - D V Developments Sw Ltd, Land East of Endsleigh Terrace, Coldstyle Road PL14 6BN

Construction of 4 detached dwellings using existing vehicular accesses and associated works

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

PA24/01654 – Mr & Mrs Berry, 29 Higher Lux Street

Restoration of open pedimented doorway, installation of solar panels on the rear flat roof extension and construction of rear single storey extension

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

PA24/01655 – Mr & Mrs Berry, 29 Higher Lux Street

Listed Building Consent for the restoration of open pedimented doorway, installation of solar panels on the rear flat roof extension and construction of rear single storey extension

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

PA24/01338 – Mr Henry Joce, Dolphin Property Ltd, Liskeard Stationery, Hurlers Court

Change of use of shop to flat including the replacement of a roller shutter with a window and alterations to a modern shop front to form a new entrance and smaller windows

Councillor Craker proposed, Councillor Cassidy seconded, and the Committee **RESOLVED** that the Council **DEFER** the application and request details of the marketing of the property over the last 9 months to demonstrate lack of market demand as required by the Cornwall Local Plan policy 5 (2i).

PA24/02169 - Mr and Mrs S Johnson, Coach House, Lamellion Cross, Liskeard PL14 4EB

Householder application for extension and re-modelling to existing dwelling

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

Plans received after preparation of this Agenda

PA22/08612 – Miss Amy Sweet National Highways, Toll House, Looe Mills Road, From Junction West Of Sunnymead To The A38 East Of Meadowleigh, Dobwalls PL14 4LD - PROTOCOL

Planning permission for proposed installation of a sewage treatment plant.

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

For Information

PA24/00241/PREAPP - Land East of Trevecca Cottages, Liskeard PL14 6RH

Pre application advice for Highways to confirm that the approach of a parcelled site being served off the residential distributor road and crescent is acceptable. Without the need for 2 points of access or a loop road on the basis that each of the parcels is below the threshold.

Noted – The Town Council wished to draw Highways attention to the proposals for sports pitch provision and its required access on the neighbouring site at Roundbury as set out in the Liskeard Neighbourhood Development Plan policy OSL2.

511 / 23 CORRESPONDENCE

None

512 / 23 DATE OF THE NEXT MEETING

The next meeting of the Planning Committee will be on **Monday 7 May 2024** at 7.30pm.

DRAFT