

Liskeard Town Council

AT A MEETING of the PLANNING COMMITTEE held in the Emily Hobhouse Room at Public Hall on Monday 10 February 2025 at 7.30 p.m. there were present:

Committee: Councillors Naomi Taylor (Chair), Tracy Adams, David Braithwaite, Nick Craker, Annette Lee, Jane Pascoe, Tony Powell, Lori Reid and Christina Whitty
Deputy Town Clerk – Yvette Hayward

Members of the Public – Lin Moore (Liskeard Traders Association), Mark Stevens (Cornish Times), and 17 residents from the Charter Walk development

355 / 24 APOLOGIES

Councillors Simon Cassidy

356 / 24 DECLARATIONS OF INTERESTS, REGISTERABLE AND NON-REGISTERABLE

Councillor Powell PA24/09331 – resident of Charter Walk

357 / 24 MINUTES OF MEETING HELD ON MONDAY 13 JANUARY 2025

Councillor Craker proposed, Councillor Braithwaite seconded, and the Committee **RESOLVED** that the minutes of the meeting held on 13 January 2025 were adopted as correct.

358 / 24 TO RECEIVE AN UPDATE ON PROGRESS OF ITEMS FROM THE LAST MEETING OF THE PLANNING COMMITTEE ON MONDAY 13 JANUARY 2025

Verbal update given

359 / 24 AGENT PRESENTATION

None

360 / 24 PUBLIC PARTICIPATION

PA24/09331 Aldi Stores Ltd – residents of the neighbouring residential development at Charter Walk raised the following concerns:

It is proposed the new carpark is accessed from the road into the residential estate. This is 8 metres wide at the mouth, while the current carpark is accessed via Clemo Road which has a 21-metre width. The exit to Pengover Road west is opposite, and a central island for crossing nearby, which makes it unsuitable for increased traffic. This road is currently unadopted and residents pay a service charge towards its upkeep. It is a dog leg shape, sloping downhill, people generally take the turning wide, as you can't see the kerb due to the gradient, and this has caused some near misses. Exiting the estate to turn right can take some time and is made more challenging as visibility is limited because it is on the brow of the hill. There is no pedestrian crossing on Aries Hill, and if the walk to school is more challenging and considered more dangerous people will take their cars rather than walk. On finding the carpark full people may park on the estate roads.

A traffic audit had been observed being undertaken on Saturday, but it was hoped other key days and times would be surveyed to accurately reflect traffic flows.

An illuminated sign was inappropriate at the entrance to a residential development.

The proposed pedestrian crossing on Clemo Road would cause traffic turning in to back up onto Charter Way, and traffic trying to exit the store and doctors' surgery, would clog up as it tried to join traffic coming from the hospital, nursery, and other businesses waiting at the crossing. On occasions emergency vehicles will need to negotiate this quickly.

Extending the store and increasing the product range will require more deliveries and will increase footfall.

361 / 24 APPLICATIONS TO BE CONSIDERED

PA24/09331 – Mr E Saunders, Aldi Stores Ltd, 1 Charter Way

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

The committee noted the following points:

- 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 had 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.
- A pedestrian crossing would be needed for residents leaving Aries Hill to cross the entrance to the car park.
- 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.

Councillor Powell proposed, Councillor Braithwaite seconded, and the Committee **RESOLVED** that the Council **OBJECT** to the application on the grounds 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

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reasonable future scenarios (116), and it does not minimise the scope for conflicts between pedestrians, cyclists and vehicles (117c).

PA24/09418 – Mr & Mrs P Hooper, 20 Dean Street

Listed Building Consent for: - Change of use from nursery E(F) to 2 residential dwellings C(3)

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

PA24/09547 – Mr & Mrs P Hooper, 20 Dean Street

Change of use from children’s nursery class E(f) to 2 residential dwellings class C3

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

PA24/09622 – Miss Jacqui Orange, Liskeard Town Council

Conservation and Refurbishment of Guildhall, including reordering of ground floor commercial units, installation of platform lift along with various exterior and interior works.

Councillor Pascoe proposed, Councillor Reid seconded, and the Committee **RESOLVED** that the Council **DEFER** the application.

PA24/09623 – Miss Jacqui Orange, Liskeard Town Council

Listed Building Consent for Conservation and Refurbishment of Guildhall, including reordering of ground floor commercial units, installation of platform lift along with various exterior and interior works.

Councillor Pascoe proposed, Councillor Reid seconded, and the Committee **RESOLVED** that the Council **DEFER** the application.

PA25/00088 – Mr Andrew Gardener, Cornwall Council, Dean Denver, Dean Street

Proposed demolition of x 2 existing bungalows and detached garages. Development of x 2 detached four bed houses, with detached carports.

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

PA25/00214 – Mr A Lopes, Land south of Trevillis Park

Application for a Lawful Development Certificate for an Existing use - works commenced (demolition of the existing building) within the time limit of three years as per condition 1 under planning permission number PA21/12591

Councillor Craker proposed, Councillor Braithwaite seconded, and the Committee **RESOLVED** that the Council had **NO OBJECTIONS** to the application.

PA25/00226 – Mr Keith Abbot, 40 Trevanion Road

Works to trees subject to a Tree Preservation Order for Sycamore (T7) - reduce growth by 30%

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

PA25/00350 – DV Developments SW Ltd, Outbuilding South of Mariedan, Coldstyle Road

Construction of 1 dwelling using existing vehicular access and associated works.

Councillor Craker proposed, Councillor Reid seconded, and the Committee **RESOLVED** that the Council **SUPPORT** the application, while noting the request from the neighbouring property for obscure glazing where appropriate to prevent overlooking.

362 / 24 CORRESPONDENCE

10/01/2025 Cornwall Council – Highway dedication of the verge adjacent to 28 Samuel Bone Close
- Noted

363 / 24 DATE OF THE NEXT MEETING

The next meeting of the Planning Committee will be on **Monday 3 March 2025** at 7.30pm.