

Planning Decision Tencreek Farm

At their public meeting held on 19 October 2023, councillors agreed the parish council's response to these planning applications for the development site at Tencreek Farm. The parish's decision and reasoning is advisory and the final decision on the application will be made by Cornwall Council's Planning Officers.

If you have comments to make on any aspect of the application, please post your comments on Cornwall Council's Planning Portal. Search online for 'Cornwall online planning register'

PA22/03642

Proposal Full planning for the erection of 202 dwellings and associated works

Location Land At Tencreek Farm Plymouth Road Liskeard

Councillors **Resolved** not to support this application. Proposed Cllr Tucker. Seconded Cllr Berg. All agreed. In making their decision, councillors noted that:

- The housing need justification does not reflect current community needs or demonstrate that the present infrastructure can cope with additional housing particularly as regards traffic impact.
- The new layout of the housing estate, its linkages, open spaces and architecture do not demonstrate an understanding of the site location and surrounding landscape.
- Integration of public transport within the community particularly to support any area of social focus or maximise accessibility to the service has not been delivered.
- The absence of a gateway landmark building has a significant impact on the identity of the development area.
- An integrated sustainable surface water scheme has not been proposed to take into account, extraction and interaction between disposal systems proposed.
- Bus route access into the development utilising a circulatory connection will only occur on completion of next phases of development.
- There is no public space to act as a focus for social interaction across the development that includes a shop, social space etc.
- Policy 10 Night Skies has not been demonstrated as regards preventing light pollution causing a statutory nuisance to adjoining sites.
- Secure by design principles not demonstrated.

PA22/06825

Proposal Hybrid application for development of land for employment-generating uses.

Detailed planning permission sought for Phase 1 comprising Class B2/B8/E employment units, Class E/sui generis drive-through restaurant, coffee shop with drive-thru facility, electric vehicle charging station, access roads, parking, servicing, and landscaping. Outline planning permission sought for Phase 2 comprising further Class B2/B8/E uses, internal roads, parking, servicing, and landscaping.

Location: Land At Tencreek Farm Haviland Road Liskeard Cornwall PL14 3PS

Councillors **Resolved** not to support this application. Proposed Cllr Berg. Seconded Cllr Tucker. All agreed. In making their decision, councillors noted that:

- The land use allocation has not been tested to justify on Planning grounds as to why the drive through retail outlets are located on the boundary to potential residential development and more critically close to the entry roundabout.

- The employment provision does not focus on delivering higher value jobs in modern manufacturing, innovation and evolutionary processes.
- An integrated sustainable surface water scheme has not been proposed. This must take into account the impact of any intended alterations to highway drainage from the A38 on water extraction systems, the interaction between disposal systems proposed and the impact of the on the Seaton river downstream in respect of flood and pollution risks.
- Bus route access into the development utilising a circulatory connection could only occur on completion of next phases of development.
- There is no public space to act as a focus for social interaction that includes a shop, social space etc, as the centre of the development.
- Policy 10 Night Skies has not been demonstrated as regards preventing light pollution causing a statutory nuisance to adjoining sites.
- Other uses to be considered under Policy 4 have not been addressed in the planning statements or masterplan. e.g. recreation and entertainment.
- The lack of a road to serve Roseland in future is of concern whilst the space is shown a S106 agreement is suggested that will secure the physical space and future funding to complete the connection if and when the A38 Roseland junction is closed.

24/10/23