

Appendix 1.

Liskeard and Menheniot

NB. As Liskeard is a protected parish consent from the Local Government Boundary Commission for England is required

Boundary between Liskeard and Menheniot – Ten creek Farm & retail park

Cornwall Council received a submission from Liskeard Town Council that it wished to change the boundary with Menheniot Parish so as to include within Liskeard Parish an area of land to the South of Liskeard, including the junction of the A38 and A390 and land to the east of this junction for which planning permission had been granted, this is shown in Map 1.0, attached at Annex A. Menheniot Parish Council opposed this change.

Cornwall Council did not consider that a Boundary change in line with Map 1.0 was likely to better reflect the identity and interests of the area and secure more effective and convenient community governance and its draft recommendation was for a smaller scale boundary change limited to the Eastern side of the junction (including the retail park and the Premier Inn) as per Map 1.1, attached at Annex A.

Following the public consultation that took place December 2019 – March 2020, the officer recommendation was for the boundary change as shown in Map 1.1. The Electoral Review Panel decided to defer the decision due to the lack of agreement between the parishes concerned, the complexity of the issues raised including the status of plans for a housing estate in the area shown in Map 1.0 and time constraints.

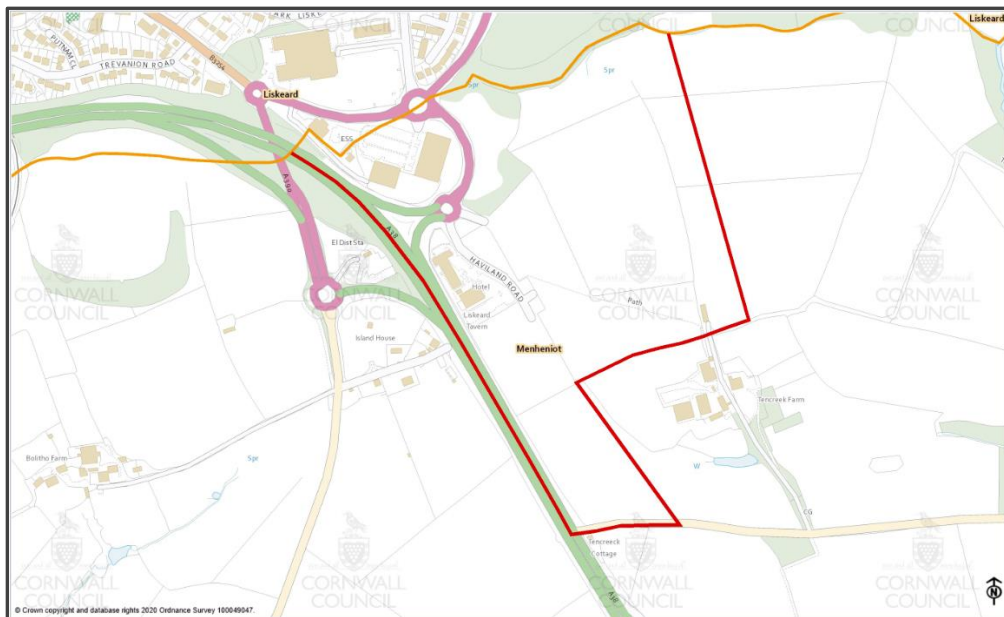
The decision made at full Council was to defer this decision until after the May 2021 elections for the reasons given by the Electoral Review Panel.

Pre-planning advice has been provided for construction of employment buildings and a full application has been submitted for 202 dwellings.

The outcome summary of the most recent public consultation is attached as Annex B.

Annex A – Maps

Map 1.0



Map 1.1



Annex B – Consultation Feedback

The consultation page received 165 visitors.

31 survey responses were received, including one from Menheniot Primary School.

A summary overview of the feedback provided through the survey is provided in part 1 of this report.

Written responses by email or letter were received from the following key stakeholders:

- Menheniot Parish Council
- Liskeard Town Council

These responses are included in full in Part 2 of this report.

Part 1 - Summary overview of the feedback provided through the survey

Place of residence

I live in:	
Liskeard parish	2
Menheniot parish	25
None of the above / not applicable	4

Feedback on the proposals

Which of the following options do you think will best ensure local governance arrangements are both effective and convenient and reflective of the identity and interest of the community?	
No change to the current boundaries	16
Change to the current boundary as indicated by Map 1.0, leading to transfer of land from Menheniot to Liskeard	3
Change to the current boundary as indicated by Map 1.1, leading to a smaller transfer of land from Menheniot to Liskeard	12

Of the 25 respondents who indicate they live in Menheniot parish, 15 are in favour of no change, whereas 10 are in favour of changing the current boundary in line with Map 1.1 leading to a smaller transfer of land from Menheniot to Liskeard.

Both residents who indicate they live in Liskeard favour a change of the boundary, with their vote equally split between the two options for change.

Key arguments put forward in support of No Change are:

- Historically this land has been part of Menheniot parish and there is no reason to change this.
- The planning consent for the residential development in the area has lapsed
- Ten Creek Farm is part of Menheniot. Splitting the farm across two parish councils is not in the interest of effective and convenient local governance

- Should there be (residential) development in the area in, the future residents should have the choice of joining Liskeard or Menheniot parish.
- Future residents of the area should have the opportunity to use the pre-school and primary school in Menheniot and boundary change would potentially take that choice away.

Key arguments put forward in favour of a boundary change include:

- The development plan for the area is still active and any future residents of the area will use the services and facilities in Liskeard
- The retail businesses in the area are better aligned with Liskeard
- The area feels like it is part of Liskeard, not Menheniot

Key arguments put forward in support of the option of the change in line with map 1.1 (smaller area to be transferred) rather than in line with map 1.0 are

- a smaller change makes sense whereas a larger change would have negative impact on Ten creek Farm residents and the future of the pre-school / school in Menheniot and/or the future precepts of Menheniot Parish Council.

Part 2 – Correspondence from Parish Councils

Menheniot Parish Council

No change to the current boundary

Any relevant changes?

There have been no changes or changes in circumstance in the area since March 2020. The original argument to transfer land at Tencreek Farm into the Liskeard boundary had been rejected by the Electoral Review Panel and further recommended for adoption by full council in November 2020. This parish council proposed that the right-to-decide (on the boundary change) should be determined

by residents at Tencreek Farm once the new houses are constructed and occupied, and then when 80% of the residents are listed on the electoral register. This is our continuing contribution to demonstrating effective, convenient and democratic local government.

Any impacts?

By supporting the proposal - that all boundaries remain in place - the parish retains all its historic land and the heritage it represents. In our May 2019 residents survey, 97% of people responding were very or fairly satisfied with Menheniot as a place to live (regional equivalent 78%). 92% of the people taking the survey did not want their boundary to change - and almost 90% of the people taking the survey lived outside the area of Tencreek Farm. This is incontrovertible evidence that residents across the parish are happy living in the parish as it is and wish to retain its existing boundary.

This statement was approved by parish councillors at their public meeting held on 17 March 2022.

Liskeard Town Council

Hello – please find attached an update on the position regarding the development of the Tencreek site. Liskeard Town Council believes this supports the case for the transfer of the remainder of the already partially developed site including (Liskeard Tavern) to the parish of Liskeard. This would better represent the extent of the built development and apparent parish boundary in relation to current and emerging development.

Please do not hesitate to contact me if you have any questions.

Please could you acknowledge receipt of the e-mail.

Steve Vinson

Town Clerk

When this issue was last looked at the Cornwall Council working party recommended:

“Cornwall Council – Community Network Area 15 – Liskeard – Looe. 1506

Liskeard Parish” Paragraph 30. “Subsequently, although remaining a proposed allocated site for development in the Menheniot Neighbourhood Development Plan, it has transpired that the planning permission has lapsed. Having regard to the representations received and as the reason for including the land with planning permission no longer applies, with no indication as yet received as to when or whether any planning application will be made in the foreseeable future, the Panel was invited to consider that this land should no longer be transferred to Liskeard parish at this time. Such a transfer can be considered in a future review.”

SINCE THE REVIEW IN 2020 – There have been preapplication approaches to Cornwall Council (as the Planning Authority and the authority supporting the preparation of Neighbourhood Plans), Liskeard Town Council (as the town centre most impacted by out of town development and the organisation responsible for supporting the production and use of the Liskeard Neighbourhood Plan as a guide to development), Menheniot Parish Council have also been part of the pre planning consultations (as the Parish Council in whose area the Tencreek site falls for purposes of the statutory Planning consultation response etc.)

The pre-application discussions have been for the same scale and type of mixed use residential and commercial activities taking up the whole of the remainder of the that had been previously consented.

Cornwall Council have played a key role in trying to avoid another “bridge to nowhere” scenario by getting the different developers to liaise on sites servicing and access.

Planning Applications. Land At Tencreek Farm Plymouth Road Liskeard Cornwall PL14 3PS. PA20/09758 Proposed Residential Development comprising 310 homes of which 69 affordable West Country Land (Liskeard) Ltd (see attached pdf). 6th November 2020 letter agent. Request a screening opinion as to whether the proposed development falls within Schedule 2 of the Environmental Impact Assessment Regulations 2017 and the development is an Environmental Impact

Assessment Development. - Westcountry Land (Liskeard) Ltd - PA20/09758 – Decision did not require an EIA.

Liskeard Town Council - Tencreek Pre Application Joint Working – the important impact of the Tencreek site on both residential and commercial vitality and viability of the town centre was such, that there have been continuing efforts to coordinate the local Council input to the process. Initially, the Town Council set up a Tencreek Working Party 25th August 2020. This included the then Cornwall Councillors. (*Tencreek whilst outside but immediately adjacent to the Liskeard Neighbourhood Plan area has an important impact on the future development of the town as reflected for example, identified on the Housing and Employment map P93, Policy H4/H5 notes P43-4, the site was scored within the Housing working group report, and the permissioned houses were allocated to the Liskeard target of 1,400 homes).

Liskeard Redevelopment Working Group – Cornwall Council standing working group meeting monthly set up by Cornwall Council with a Terms of reference including the development of the Tencreek Farm site 12th June 2021

Menheniot Neighbourhood Plan – is a planning document to support and control the built development within the parish of Menheniot. It includes specifically a policy for the Tencreek site. The referendum was held on 7th April 2022. The plan was adopted with 85% voting Yes. It now has a much stronger role in planning the future development of parish and the Tencreek site.

Liskeard Town Council 19th April 2022 – Minute 481 / 21 COMMUNITY GOVERNANCE REVIEW – CORNWALL COUNCIL. – the Town Council **RESOLVED** to approve the updating of the Community Governance Review team with the developer interest and pre-application discussions on the Tencreek site.

PA20_09758-Illustrative Masterplan-5293987



Schedule of Accommodation

Retirement Accommodation

18 x One Bedroom Flats
18 x Two Bedroom Flats
36

180 m² (0.912 aq) Community Building

Open Market (175%)

6 x One Bedroom Houses
8 x Two Bedroom Apartments
6 x Two Bedroom Coach House
60 x Two Bedroom Houses
85 x Three Bedroom Houses
20 x 2.5 Storey Four Bedroom Houses
15 x Detached Four Bedroom Houses
205

Available (175%)

10 x One Bedroom Houses
10 x Two Bedroom Flats
14 x Two Bedroom Houses
27 x Three Bedroom Houses
8 x Four Bedroom Houses
69

310 - Total No. of Units

Total Site Area: 13.91 Ha (34.3 Acres)

Public Open Space and Landscaping:
6.6 Ha (15.8 Acres) 48% of Total Site Area

Minimum of two Park Spaces per dwelling (with the exception of 1 space allocated to 1 bed properties and retirement accommodation)

Total 563 Car Parking Spaces, including Garages

- 1 Site Access
- 2 LEAP Play Area
- 3 Existing Hedgerow Retained
- 4 Attenuation Pond
- 5 Potential future block structure
- 6 Community Building
- 7 Retirement Accommodation

Scale: 1:1000 @ A1

Client: Tenecreek Lakeland

Project: Illustrative Masterplan

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DATE	BY	REVISION
22/10/20	X	1:1000 @ A1

lhc design

