

IVYBRIDGE TOWN COUNCIL**Minutes of the Meeting of the Planning & Infrastructure Committee
held via Zoom on Tuesday 30 November 2020 at 6pm**

Present: Cllrs Mrs S Hladkij (Chair), Mrs E Silsbury, T Munro, A Khong,
T Bowden and Cllr A Rea

In attendance: Mrs J Gilbert (Assistant Town Clerk)
One Member of the Public

The public participation session took place from 6.02pm to 6.05pm

PL20/063 **APOLOGIES:** No apologies were received.

PL20/064 **MINUTES:** The Minutes of the Planning & Infrastructure Committee meeting held on 10 November 2020 were confirmed as a correct record (previously circulated).

PL20/065 **INTERESTS TO BE DECLARED:** Cllr Khong declared an interest in Item PL20/067 1944/19/FUL READVERTISEMENT (Revised Plans Received) Construction of new dwelling with associated groundworks and landscaping - Land between 19 & 21, Clayman's Pathway, Ivybridge, PL21 9UZ as a fellow Trustee of Ivybridge Caring is an immediate neighbour to the application site.

The committee agreed to bring forward Item PL20/067 Item 1944/19/FUL for the benefit of Mr James who remained in the meeting to listen to the discussion

PL20/67 **PLANNING:** The following planning application was considered:

1944/19/FUL READVERTISEMENT (Revised Plans Received)
Construction of new dwelling with associated groundworks and landscaping - Land between 19 & 21, Clayman's Pathway, Ivybridge, PL21 9UZ.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/191944>

Cllr Silsbury queried whether the Town Council could reconsider this application currently as they had only recently objected to it. The Assistant Town Clerk advised that this was a re-advertisement therefore South Hams were seeking the Council's comments. The Planning Committee had previously objected to the proposed materials which have now been addressed. They had also objected due to the drainage concerns. It was for the committee to decide if subsequent flooding evidence was sufficient for them to review their previous decision.

Cllr Rea confirmed that at the last meeting they were worried about the drainage and wanted to see how long it would respond to heavy rain. Mr James has advised that they monitored for a heavy downpour and he was satisfied from what Mr James had said that they did have the evidence. Cllr Munro stated that if South West Water were content then they had to accept this. Cllr Bowden could see no difference in the roof height for both sets of plan submitted in September and November. He was pleased to see that the cladding had been removed however, and had no objections as in his view Mr James had proved that it will not cause any flooding.

Cllr Silsbury highlighted that at the last meeting they stated that they needed 6 months to go through the winter to determine that the flood prevention measures would be successful, and she therefore wished to remain with the original recommendation. Cllr Hladkij also wished to remain with the 6 months' recommendation in order to include February when Clayman's Pathway generally gets flooded, and was also conscious of the Persimmon Homes development above and the potential rainfall runoff from there.

Cllr Rea understood their point about the 6 months to take them through the winter with the heavy rain, however there had been exceptionally heavy rain in October/November and if that was the period Mr James was monitoring he did not feel it would be any heavier than that. Mr James confirmed that the drainage works has been in place for some time, and there have been heavy downpours and there has been no flooding at all.

In October 2020 the Planning Committee objected to the application due to flooding concerns, and made a recommendation to defer for 6 months until after the winter months to enable the new drainage scheme to be tested and proven. At their meeting in November 2020 they resolved to SUPPORT the re-advertised application, but approval was only given following verbal assurances at the meeting by the applicant that all the engineering work and tests have been undertaken to ensure there will be no flooding, and that these had proven to be successful.

Cllr Khong declared an interest and took no part in the discussion.

Mr James left the meeting at 18.46

PL20/066 **HEDGE AND TREE MATTERS:**

The following tree works applied for by the Ivybridge Town Council Parks Ranger were noted.

1312/20/TCA T8: Holly - Fell main stem due to decay. T36: Oak - Crown reduction on West side by 3m due to tree shedding limbs exposing upper part of canopy, remove weakened stem at 8m from ground level on West side due to failed stem rubbing on remaining stem. T54: Lime - Crown reduction on all sides by 3m removing limbs with poor unions, tree has shed major limb in storms and been hit by limb from neighbouring tree – Victoria Park, Station Road, Ivybridge, PL21 0AJ.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/201312>

1440/20/TCA T5: Lime - Reduction of damaged stem to 3m from ground following storm damage - Victoria Park, Station Road, Ivybridge, PL21 0AJ.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/201440>

It was **RESOLVED** to receive and note the information. Members queried if the holly would be replaced. The Assistant Town Clerk stated that she expected this would be the case but would query this with the Parks Ranger.

PL20/067 **PLANNING:** The following planning applications were considered:

3424/20/VAR Application for variation / removal of conditions 7 and 8 of planning consent 21/2254/15/F – Owens Coffee, Endsleigh, Ivybridge, PL21 9JL.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/203424>

SUPPORT

3615/20/HHO Householder application for erection of front porch – 6 Allens Road, Ivybridge, PL21 0PW.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/203615C>

SUPPORT

The meeting closed at 6.29pm

Signed:

Date: 21 December 2020

Public participation 6.02pm – 6.05pm

Mr James was in attendance and spoke with respect to 1944/19/FUL Land between 19 & 21 Clayman's Pathway. He advised that the re-advertisement was due to the lowering of the roof in line with No 19, which now resulted in a difference of 400mm, and new drawings show the separation between the adjacent property and the proposed dwelling, and is not showing to be dominating. Also the cladding has been removed.

Mr James was attending in response to the committee's previous objection that the drainage scheme needed to be proven. He questioned the committee's definition of proven and how long did they needed to wait. Since the scheme had been completed there have been heavy downpours and there has been no flooding.

He stated that the scheme has been devised and designed with the involvement of the Environment Agency funding, and has been scrutineered. South Hams District Council have accepted the flood scheme. He has had an engineer do an assimilation test that the water, even at its worst case, would never breach the wall and that is with the main drain being blocked and the overflow at its full capacity. The only way they could assimilate it was to lower the wall and in doing that it showed that the house was still clear from any flooding and didn't affect any property.

Mr James added that a lot of time and effort that has gone into the scheme for the benefit of also within the estate, and he hoped that he could have the support of the Town Council so that this application could go forward.