

IVYBRIDGE TOWN COUNCIL**Minutes of the Meeting of the Planning & Infrastructure Committee
held via Zoom on Monday 21 December 2020 at 6pm**

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

In attendance: Mrs J Gilbert (Assistant Town Clerk)
Mr Jonathan Parsons (Business Manager)
Four Members of the Public

The public participation session took place from 6.02pm to 6.07pm

PL20/068 **APOLOGIES:** Apologies were received from Cllrs Munro and Rea.

PL20/069 **MINUTES:** The Minutes of the Planning & Infrastructure Committee meeting held on 30 November 2020 were confirmed as a correct record (previously circulated).

PL20/070 **INTERESTS TO BE DECLARED:** No interests were declared.

The committee agreed to bring forward Item PL20/074 Item 3855/20/FUL Proposed Dwelling, off road parking and new vehicle access - Development Site at Sx 637 567, off Cole Lane Ivybridge for the benefit of the public who remained in the meeting to listen to the discussion.

PL20/74 **PLANNING:** The following planning application was considered:

3855/20/FUL Proposed Dwelling, off road parking and new vehicle access - Development Site at Sx 637 567, off Cole Lane Ivybridge.

<https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/203855>

OBJECTION - The trees affected by the development are covered by Tree Preservation Orders due to their quality, and that this is reflected in the Cat A and B status awarded to most of the trees on the tree survey plan. It is also noted that the Tree Officer does not support the proposal and the Town Council share his concerns and strongly object also. The development is harmful to the environment and poses an unnecessary loss of oaks and sycamore and a risk to the longevity and viability of the TPO trees in this location and contrary to JLP Policy DEV28.

Members also strongly object to the proposed new vehicular access which will have major implications for the amenity area at

the bottom of Cole Lane. There are major safety concerns over this proposal to cross a pedestrian footpath heavily used by schoolchildren, residents, wheelchair users, disability scooters and children on bikes and scooters, and also the congestion that will be created from a new access into this very small cul de sac where Cole Lane narrows and the terminal ends.

Moreover, the construction of the dwelling and implementation of a driveway and its consequent light pollution will harm wildlife in the vicinity. The design is not in-keeping with the heritage of its surroundings, and the destruction of the green space will ruin a beautiful and leafy part of Cole Lane, as well as being a form of 'Town Cramming' of a residential garden originally part of the garden of a listed building and contrary to JLP Policies DEV10 (6) and DEV26 (4).

The Ecological Opportunities and Constraints Plan cites the presence of bats on site with no supporting Ecology Survey being provided. There are therefore a great number of biodiversity issues with development in this location which could adversely impact protected species. The plan further cites potential habitat for birds and no further information has been provided in this regard either.

SHDC's publicly available 5 Year Housing Land Supply Statement indicates it has a 6.4 year housing land supply capable of being delivered by its allocated sites. The necessity for SHDC to rely on infill windfall developments such as the one proposed under 3855/20/FUL is therefore questionable, and only the highest quality development with the least negative impacts should be allowed to come forward.

It is obvious that this development is being shoehorned into an unsuitable location which will have a severe adverse impact on the visual amenity and biodiversity of this location contrary to LP Policies DEV20, and is therefore surplus to the requirements of the area. The development is also clearly not an affordable dwelling and shall simply disrupt the natural area in this location for an unidentified need.

Cumulatively, the location, access requirements and housing land supply of SHDC render this proposal as a non-starter as it is clearly not policy compliant nor capable of being made as such. The negatives of the development clearly outweigh its positives and the Town Council strongly urge the Local Planning Authority to refuse the application for the reasons cited above.

The public left the meeting at 6.17pm

PL20/072 **HIGHWAY MATTERS:** The following information was received:

- an email, advert with statement of reasons, draft order and plans (copies previously circulated) regarding the introduction of No Waiting At Any Time on a specified length of Woolcombe Lane, and an invitation to consider any comments/objections to the proposal;
- a temporary prohibition of through traffic and parking from Monday 4 January 2021 to Friday 9 April 2021 affecting Clare Street to enable the use of 2 way lights along Western Road for footway widening linked to an air quality scheme;
- a temporary prohibition of through traffic and parking from Monday 4 January 2021 to Friday 9 April 2021 affecting Park Street to enable the use of 2 way lights along Western Road for footway widening linked to an air quality scheme;
- a temporary prohibition of through traffic from Monday 8 March 2021 to anticipated finish of 29 March 2010, affecting Footpath from Uphill Close to Trematon Drive, Ivybridge to enable a cable overlay project.

It was **RESOLVED** to receive and note the information.

PL20/072 **HEDGE AND TREE MATTERS:** The following tree works were considered:

3740/20/TPO G1: Oak x 3 – Lateral reduction by 2m on North West side to prevent damage to roof of property – 8 Boringdon Park, Ivybridge, PL21 9TY.

<https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/203740>

SUPPORT but with lesser works to allow a maximum clearance from the property of 3m by the removal of branches no greater than 75mm in diameter

3914/20/TPO T1,2,3,4 - Ash: Crown height reduction by 2-3m and lateral reduction by 2m on all sides to help retain riverbank – 6 Costly Street, Ivybridge, PL21 0DB.

<https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/203914>

SUPPORT

3916/20/TPO T1 & T2: Ash - Crown height reduction by 2-3m and lateral reduction by 2m on all sides; T3: Sycamore - Crown height reduction by 2-3m and lateral reduction by 2m on all sides. Trees are located on edge of riverbank, work required to retain trees – 5 Costly Street, Ivybridge, PL21 0DB.

<https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/203916>

SUPPORT

PL20/073 **PLANNING:** The following planning applications were considered:

3570/20/HHO Householder application for proposed front extension between house and garage – 15 Wood Park, Ivybridge, PL21 0PP.

<https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/203570>

SUPPORT

3653/20/HHO Householder application for fence to enclose back garden (retrospective) 1 Butterdon Walk, Ivybridge, PL21 0HS.

<https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/203653>

SUPPORT

3671/20/HHO Householder application for first floor extension above existing garage – 22 Paddock Drive, Ivybridge, PL21 0UB.

<https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/203671>

SUPPORT

The meeting closed at 6.30pm

Signed:

Date: 12 January 2021

Public participation 6.02pm – 6.07pm

Mr and Mrs McCarthy, residents of Cole Lane, thanked the committee for allowing them to attend. Mrs McCarthy stated that it had come to their attention about the planning application, 3855/20/FUL Proposed Dwelling, off road parking and new vehicle access - Development Site at Sx 637 567, off Cole Lane Ivybridge. They are not opposed to development, and like the way things are progressing in Ivybridge with the Stowford Mill development, however their concern with this landlocked land application is the congestion at that end of Cole Lane. Mrs McCarthy walks her dog down there and uses it a lot. Her concern is that this piece of land won't be used for what it is intended, and had heard that plans are afoot that it will be sold to a developer. They are concerned about the effect on nature due to the changes in the habitat of that area. The leat has already been taken away, and this is another intrusion on the landscape. She was concerned to hear that the applicant declared that no-one uses the area. They have been living there for 29 years, it's the flattest part of Cole Lane, everywhere else is on a hill. It's used by families, children learning to ride bikes, older people walking. She felt that this is about making money rather than a family wanting to live there, and that it's going to encroach upon the residents at the end of Cole Lane and their lives, and a major disruption for residents having to put up with the noise etc. She was really fearful that it could be a back way in to linking Cole Lane with the mill. Mr McCarthy stated that it's a beautiful area for nature there. Walking through earlier that day he had observed a variety of garden birds. He commented on the abundance of wildlife, and felt this was a real tragedy that some of the trees are going to be taken down in order to gain access.

Ms Stephanie Sparkes was in attendance on behalf of her mother who also resides in Cole Lane. Ms Sparkes spent two years herself residing in there whilst caring for her sister, and is very familiar with the area. She wholeheartedly agreed with Mrs McCarthy and all the elements of the destruction she had highlighted. In particular, she felt that nothing trumps the disruption of nature which in her view is very important. From her experience the whole lane and how it narrows is incredibly tight, and any vehicle getting down there and turning is extremely difficult. She had a major concern on the part of her mum regarding driveway access, and the heavy goods vehicles that could possibly be going down there. The footpath element is used massively for dog walkers, her sister in a wheelchair, people learning to ride bikes, bikeability, for fitness, health and exercise. She considered that having a road right next to the footpath is a recipe for disaster, and also agreed that it could be a back doorway in to becoming a different vehicle access for other parts of Ivybridge. Ms Sparkes accepted that people can apply for planning and that access is often a problem for pieces of land, but there must be alternative access points than coming down a very narrow road that has a tiny cul de sac at the end. Otherwise in her view the development shouldn't go ahead. It's a beautiful part of Ivybridge and these pieces of land should be retained. It's a footpath for a reason, and a cul de sac for a reason and if they can't find alternative access then in her view planning shouldn't happen.

The chair thanked the public for attending and invited them to remain in the meeting if they wished in order to listen to the discussion on the above application.