

IVYBRIDGE TOWN COUNCIL

Minutes of the Meeting of the Planning & Infrastructure Committee held in the Town Hall on Monday 27 September 2021 at 6.00pm

Present: Cllrs R Jago (Chairperson), A Spencer, L Budd, T Bowden and T Rea

In attendance: Cllr S Hladkij (Town Mayor)
Julie Gilbert (Assistant Town Clerk)

There was no public participation

PL21/047 **APOLOGIES:** Apologies were received from Cllr T Munro.

PL21/048 **INTERESTS TO BE DECLARED:** No interests were declared at this point.

PL21/049 **MINUTES:** The Minutes of the Planning & Infrastructure Committee meeting held on 31 August 2021 were confirmed as a correct record and were duly signed (previously circulated).

PL21/050 **MEMORANDUM OF UNDERSTANDING:** The proposed Planning Memorandum Of Understanding from South Hams District Council, item deferred from Full Council on 20 September 2021 was considered and also the Planning and Infrastructure Committee's Terms of Reference. The recommendations were to be deferred back to Full Council for ratification (copy of Memorandum of Understanding and Terms of Reference previously circulated).

The Chair advised that the Memorandum of Understanding (MOU) is intended for efficiency of decision making and requires Members to consider whether they wish to sign up to it.

With respect to 3.1(a) and (d) Responsibilities – the District Council, the Assistant Town Clerk confirmed that the Town Council is notified within 24 hours of an application being registered by South Hams District Council, and are re-consulted on amendments to planning applications where objections/reservations have been raised by the Town Council.

Members highlighted Section 4.(f) Responsibilities – The Town Council will encourage its members to undertake a suitable course of development management training. Cllr Bowden stated that Development Management used to offer training to Town and Parish Councils. Cllr Hladkij advised that she was not aware of any suitable training currently under DALC.

Under Neighbourhood Planning Cllr Budd queried the Aldi plans. The Chair explained that the District Council encourage applicants for larger developments to consult with the Town Council prior to making a planning application, for example the Aldi developers and the consultant for the Waste Transfer Facility. The Aldi planning application will still come forward for consideration and this document is reinforcing this procedure.

Cllr Bowden claimed that developers are in contravention of the civil engineering recommendations for good planning. When applications for new developments come forward the Planning Committee needs to compare these to the requirements of the Institute of Civil Engineers of which he is a member. The Chair responded that this action could be reviewed under the Terms of Reference, and welcomed expertise when considering plans in the future, and for Cllr Bowden to email the committee with any issues.

Cllr Spencer queried the arrangements for speaking at DM Committee. The Chair explained that usually the Planning Officer will make the recommendations, however if controversial it will go to the DM Committee certain applications will be taken to the committee. A Town Council representative is invited to attend, and Cllr Hladkij informed the meeting that she had spoken at DM Committee in the past regarding the Persimmon Development and it is worth doing so if the opportunity arises.

In response to a query from the Chair the Assistant Town Clerk confirmed that notifications from South Hams Development Management regarding planning applications are sent to the Town Clerk's email address. The Chair proposed that a generic email address is used for planning applications in case of absence and so as not to miss a deadline.

The Chair highlighted 4.1.(d) Responsibilities – Town/Parish Council seek to make use of delegated arrangements to ensure representations are made in time. The Planning Committee do not have any delegated arrangements currently, but applications could be delegated to an officer to make a recommendation. The Assistant Town Clerk advised that she did not feel that the Town Clerk would be comfortable making recommendations as an individual particularly where these could be contentious, whereas these are normally made by the Planning Committee as a body. The chair responded that if it was controversial the issue would go to Committee. He added that it is illegal to delegate to a single councillor, however the committee can delegate to an officer.

The Chair cited the Listed Building application on the agenda for discussion, querying if the committee considered this application suitable for delegation. An officer could have training in listed

buildings regulations or seek advice from DALC. Cllr Hladkij advised that the Local Planning Authority ultimately decide on listed building consent. Cllr Rea confirmed that he would not have any problem with a class of window being delegated to an officer but suggested that a 'call in' mechanism could be in place. The Chair confirmed this would be a sensible solution. Cllr Budd queried if Members are expected to undertake site visits. The Chair responded that realistically District Councillors only visit some of those on the DM agenda but it is sensible to visit and look at the proposed changes.

The Chair was generally happy with the principle of the MOU subject to the query on training. He stated his surprise that this item was on this agenda as there had not been sufficient time for proposals to be made under the Terms of Reference, and although South Hams have provided a deadline to sign up to the MOU he would not be pressurised into making decisions. The Assistant Town Clerk responded that she understood this had been deferred from Full Council to the next Planning Committee meeting. He proposed to go away and look at Terms of Reference and draft a new set.

Cllr Bowden left the meeting at 6.37pm

The Chair then queried when the budget is set in accordance with Standing Orders. It was confirmed that budgets are reviewed at November committees. Cllr Rea remarked that if it is incumbent on the Planning Committee to provide training and there is only a finite resource for training, and Members are bidding to that fund, then the Committee have to provide this or increase the Personnel budget. In response to the Chair's query on the content of the planning budget Cllr Spencer advised that it consisted of bus shelter income, reference books and salaries and wages. The Chair requested that the budget be placed as an item on the next Planning Committee meeting. If there are requirements in terms of staffing, then there is a need to reduce the amount of meetings to see a saving. Cllr Spencer then requested if the Assistant Town Clerk could be sent out of the meeting, to which the Chair refused, but offered him the opportunity to speak with Members in private after the meeting had ended.

It was **RESOLVED** that:

- (i) the Terms of Reference and the MOU be brought to the next meeting, as the existing Terms of Reference do not accord with the MOU and there are no arrangements for delegation in place;
- (ii) Members email the Chair their comments before the next meeting in order for him to prepare a draft Terms of Reference;

- (iii) the budget be placed on the next Planning Committee Meeting agenda for review;
- (iv) a generic email be set up for receiving South Hams Development Management planning application notifications.

PL21/051 **HEDGE AND TREE MATTERS:** The following application for tree works was considered:

At 6.45pm Cllr Budd declared a pecuniary interest in this application upon realising that her husband is the tree surgeon quoting for the work on the application form. She withdrew from the meeting whilst the discussion took place.

3124/21/TPO T51: Birch – Crown reduction by 2m, crown lift to 2.5m from ground level and deadwood removal (exempt). Tree encroaching on property – 5 Oak Gardens, Ivybridge, PL21 0NB.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/213124>

SUPPORT

Cllr Budd returned to the meeting at 6.47pm.

PL21/052 **PLANNING:** The following planning application was considered:

3006/21/LBC Listed building consent for new double glazing windows and doors to no2 and no 7 Woodland Court – 7 Woodland Court, Woodland Road, Ivybridge, PL21 9HG.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/213006>

SUPPORT – Members were minded to support subject to the proposed windows and doors being sympathetic to the character of the property

The meeting closed at 6.52 pm

Signed:

Date: 11 October 2021