

IVYBRIDGE TOWN COUNCIL

Minutes of the Meeting of the Planning & Infrastructure Committee held in the Town Hall on Monday 27 November 2023 at 6pm

Present: Cllr A Rea (Chairperson), Cllr D Smith, Cllr S Weeks,
Cllr S Hladkij, Cllr L Austen

In attendance: Julie Gilbert (Assistant Town Clerk)
District Cllr M Steele
District Cllr N Dommett
District Cllr P Munoz
One member of the public

PL23/053 **APOLOGIES:** Apologies were received from Cllr K Pringle and Cllr J Cole due to work commitments.

PL23/054 **PUBLIC SECTION:** No points were raised.

PL23/055 **INTERESTS TO BE DECLARED:** Cllr Hladkij declared an interest in Item PL23/057 3562/23/TPO – 17 Waterslade Drive, Ivybridge, PL21 0FD due to the applicant being a friend and she took no part in the discussion.

PL23/056 **MINUTES:** The Minutes of the Planning & Infrastructure Committee meetings held on 6 November 2023 were confirmed as a correct record and were duly signed.

PL23/057 **HEDGE AND TREE MATTERS:** The following application for tree works was considered:

3562/23/TPO T22: Oak - crown lift by 6m, crown reduction by 5m removing dead wood, to allow more light and remove obstruction to guttering T23: Holly - crown reduction by 4m, to give light. Removal of dead wood – 17 Waterslade Drive, Ivybridge, PL21 0FD.

Cllr Hladkij had declared an interest in this item and took no part in the discussion.

SUPPORT

PL23/058 **HIGHWAY MATTERS:** Devon County Council Notice of temporary prohibition of through traffic was received (copies previously circulated):

On Monday 19 February 2024 to Tuesday 20 February 2024 affecting Costly Street, Ivybridge to enable resurfacing.

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

PL23/052 **PLANNING:** The following planning applications were considered:

2306/23/FUL READVERTISEMENT (revised plans) Change of use from sale of motor vehicles to sale of building supplies and associated works – Ivybridge Motors Ltd, Fore Street, Ivybridge, PL21 9AE.

<https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/232306>

The chairperson asked the committee if there was anything in the re-advertisement that would cause them to change their views from the previous application which they had supported based upon material planning considerations.

Cllr Austen responded by proposing the application was discussed at Full Council rather than at the Planning Committee due its scale. Cllr Austen's proposal was not seconded. He then highlighted concerns from Environmental Health, Devon Highways and the proximity of the site to Ivybridge Methodist Church due to it being a Grade II listed building.

The rest of the committee did not consider that anything additional had come forward to affect their previous recommendation to support the application. The re-advertised plans demonstrated an improvement with the increase of parking spaces to ten vehicles, and there were mitigations proposed to address the concerns raised by Environmental Health, Highways and the appearance of the site.

A vote was recorded at the request of Cllr Austen.

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|--------------|---------|
| Cllr Weeks | SUPPORT |
| Cllr Austen | OBJECT |
| Cllr Smith | SUPPORT |
| Cllr Hladkij | SUPPORT |
| Cllr A Rea | SUPPORT |

SUPPORT

3577/23/HHO Householder application for removal of existing conservatory, construction of side extension for ensuite bathroom & utility room (re-submission of 1408/23/HHO) – 107 Blachford Road, Ivybridge, PL21 0AE.

<https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/233577>

SUPPORT

3467/23/FUL Application for the erection of a substation, electric vehicle charge points and associated electrical infrastructure – Countrymans Choice Farm Shop, Endsleigh, Ivybridge, PL21 9JL.

<https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/233467>

SUPPORT

3516/23/FUL Like for like replacement of green metal building, installation of concrete base & hardcore entrance ramp (retrospective) – Land at SX 632 561, Western Road, Ivybridge

<https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/233516>

OBJECT - Pound Farm Lane is a public right of way and a busy pedestrian route. The chairperson had visited the site and observed 40 pedestrians, mostly schoolchildren, using the route around school finishing time over the course of ten minutes. This lane is also popular with the older section of the community visiting the health centre. The committee considered it to be an unsuitable location for a commercial building.

They also highlighted the absence of any drainage or soakaway. In addition, the plans were queried due to them referring to a proposal for two garages.

The committee therefore wished to object to the proposal for the following reasons:

**Commercial use is out of keeping with the setting;
The building has no suitable drainage installed;
The existing plan shows a proposal for two garages and the Committee wished to seek clarification regarding this.**

The meeting closed at 6.37pm

Signed:

Date: 18 December 2023