

IVYBRIDGE TOWN COUNCIL

Minutes of the Meeting of the Planning & Infrastructure Committee held in the Watermark on Monday 19 August 2024 at 6pm

Present: Cllr S Hladkij (Chair), Cllr L Austen, Cllr P Dredge, Cllr K Pringle and Cllr A Spencer

In attendance: K Elliott-Turner (Town Clerk)
J Gilbert (Assistant Town Clerk)
Cllr V Abbott (District Cllr and Town Cllr)
Cllr M Steele (District Cllr and Town Cllr)
Cllr N Dommett (District Cllr)
Cllr P Munoz (District Cllr)
19 members of the public
1 member of the press

DI24/001 **APOLOGIES:** Apologies and reasons were received from Cllr D Smith and accepted. No apologies were received from Cllr J Cole.

DI24/002 **DISCLOSURE OF MEMBERS INTERESTS AND DISPENSATIONS:**
No interests and dispensations were declared.

The Chair proposed that Standing Orders be suspended as follows:
to allow more than 3 members of the public to speak for up to 3 minutes each regarding the same planning application 2363/24/FUL Land at SX 647 562 Ivybridge Development of new retail foodstore
PASSED BY MEMBERS

DI24/003 **PUBLIC SECTION:** Three residents of Saxon Gate spoke and objected to the application 2363/24/FUL Land at SX 647 562 Ivybridge Development of new retail foodstore. Reasons for objections included detrimental impact on the town centre businesses and jobs, increased traffic, anti-social behaviour, impact on the proposed SEN school, external lighting, goes against local plans and policies, nothing to regenerate town centre, a petition of over 590 signatures against, accessibility to Rutt Lane, impact views from the Beacon. The chair read out a letter of objection from another resident in attendance who did not wish to speak. Objections included plans too large, not giving residents proper consideration, environmental impact, residents should have a say as houses built first, house purchase figure provided. Two residents supported the application and reasons included town has independent shops, provide job prospects, articulated lorries already come through Bittaford, current supermarkets in and around town expensive for those on limited incomes, increase footfall to the town, Western Road has pollution mitigation measures, some residents in Saxon Gate aware of development plans, SEN School will ensure pupils are safe from traffic.

Standing Orders were reinstated at 6.21pm

DI24/004 **PLANNING:** The following planning applications were considered:

2363/24/FUL Land at SX 647 562 Ivybridge
Development of new retail foodstore (Use Class E) together with associated works including provision of parking & servicing area, access works & landscaping.

<https://southhams.planning-register.co.uk/Planning/Display/2363/24/FUL>

SUPPORT – Ivybridge Town Council supported this application subject to the access to the store being unimpeded. Vehicles are parked on Rutt Lane at various times, particularly when local club activities and events are taking place nearby. In the interests of highway safety, the Town Council therefore requests that Highways enforce a Traffic Regulation Order for 'No Waiting at Any Time' parking restrictions to be provided on Rutt Lane covering the roundabout with the B3213 both sides of Rutt Lane to a point at least 50m north of the proposed store access.

17 members of the public and 1 member of the press left the meeting at 6.41pm

2064/24/HHO 151 Cleeve Drive Ivybridge PL21 9DB
Householder application for widening of driveway and drop kerb
<https://southhams.planning-register.co.uk/Planning/Display/2064/24/HHO>

SUPPORT

2391/24/HHO 13 Plover Rise, Ivybridge, PL21 9DA
Householder application for change to external materials/finishes & replacement of and extension of the raised rear deck
<https://southhams.planning-register.co.uk/Planning/Display/2391/24/HHO>

SUPPORT

2343/24/FUL Berberis, Blachford Road, Ivybridge, PL21 0AD
Change of use of garage to Veterinary Practice, changes to fenestration & replacement of roof, installation of solar PV array & sedum trays (resubmission of 3645/23/FUL)
<https://southhams.planning-register.co.uk/Planning/Display/2343/24/FUL>

OBJECT - Ivybridge Town Council objected to the previous application 3645/23/FUL due to concerns regarding public safety for the proposed access and parking via Victoria Lane which is narrow and tight, and also concerns that the proposed development could create an increase in parking on Blachford Road.

A new application has been submitted which proposes that customer parking will be in Harford Road car park. Members again raised safety concerns and were of the view that Victoria Lane could still be used by customers wishing to park as close as possible to a veterinary surgery with their animals. They therefore considered this to be an unsuitable

location for a veterinary surgery with no suitable customer parking, and is contrary to the recommendations of the Plymouth and South West Devon Joint Local Plan DEV29.4 Indicative Parking Provision for non-residential D1 Doctors', dental and veterinary surgeries and other health services – 1 space per practitioner, 1 space per 2 additional staff, and 2 spaces per consulting room.

Members were therefore unanimous in objecting to this application.

DI24/005 **HEDGE AND TREE MATTERS:** The following application for tree works was considered:

2473/24/TPO Flats 4 - 5 Nirvana House, Blachford Road, Ivybridge, PL21 0AD

T1: Beech - crown lift to 5.5m from ground level on NE & S sides, lateral crown reduction on NE side by 1-2m cutting no greater than 50mm diameter, branches hanging down over road T2: Magnolia - lateral crown reduction by 1.1-5m on all sides cutting no greater than 25mm, lateral crown reduction on all sides by 8m-6m due to over growth

<https://southhams.planning-register.co.uk/Planning/Display/2473/24/TPO>

OBJECT – Ivybridge Town Council wished to object to the proposed works but would support lesser works:

T1. The proposed height of the crown lift to 5.5m would leave the tree looking top heavy and aesthetically poor, and it was therefore recommended that a lesser crown lift to 4m to all cardinal points be allowed.

T2. Recommend lesser works allowed as the previous application 3473/20/TPO where lesser works were agreed.

DI24/006 **CONSULTATION ON PROPOSED CHANGES TO NPPF:** Members considered whether they wished to respond to the Government's consultation on the NPPF. Responses can be submitted directly to the Government's consultation or to SLCC who are collating comments to submit a response (copy of email previously circulated).

It was **RESOLVED** that as the consultation does not close until 24 September 2024 and members needed more time to consider this item, it would be brought back to the next meeting for discussion

District Councillors Abbott, Steele and Munoz and 2 members of the public left the meeting at 6.54pm

DI24/007 **PLANNING APPEAL:** Members considered whether they wished to submit any representations regarding the following appeal (copy of letter previously circulated):

4200/22/HHO 22 Barn Close, Ivybridge, PL21 9UU
Appeal Reference APP/TPO/K1228/C/24/3342435

It was **RESOLVED** not to submit any further representations.

Cllr Dommatt left the meeting at 6.55pm

DI24/008 **LICENSING APPLICATION VARIATION:** An application for a variation to the premises licence on Unit 3, Glanvilles Mill, Ivybridge, PL21 9PS was considered (copy of email previously circulated).

SUPPORT

The meeting closed at 6.56pm

Signed: Date: