

IVYBRIDGE TOWN COUNCIL

Minutes of the Meeting of the Planning & Infrastructure Committee held via Zoom on Tuesday 9 March 2021 at 6pm

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

In attendance: Mrs J Gilbert (Assistant Town Clerk)
Mr H Soloman (6.05pm – 6.15pm)

The public participation took place from 6.01pm to 6.15pm

PL20/090 **APOLOGIES:** No apologies were received.

PL20/091 **INTERESTS TO BE DECLARED:** Cllrs Hladkij, Silsbury and Bowden declared an interest in Item PL20/096 0491/21/PHH due to the applicant being a former councillor and Deputy Mayor whilst they were members of the Council, and they took no part in the discussion.

PL20/092 **MINUTES:** The Minutes of the Planning & Infrastructure Committee meeting held on 16 February 2021 were confirmed as a correct record (previously circulated).

Due to the applicant remaining in the meeting to listen to the discussion on PL20/096 4026/20/FUL Construction of two commercial buildings, with associated landscaping and parking - Endsleigh Park (South Woodland Farm), Endsleigh, Ivybridge, PL21 9JL the committee members agreed to bring the item forward.

PL20/096 **PLANNING:** The following planning applications was considered:

4026/20/FUL Construction of two commercial buildings, with associated landscaping and parking - Endsleigh Park (South Woodland Farm), Endsleigh, Ivybridge, PL21 9JL.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/204026>

SUPPORT – Members were fully supportive of the application and the potential employment opportunities that the business may offer, including an apprenticeship to become a bat maker.

Their concerns remain however over the speed of vehicles approaching the B3213 junction at Cadleigh Park adjoining the A38 slip road, and they would like to see signage warning drivers of emerging traffic from Cadleigh Park, and the vegetation cut back to improve visibility of approaching vehicles.

Mr Soloman left the meeting at 6.15pm

PL20/093 **HIGHWAY MATTERS:** The following Section 14 Road Traffic Regulation Act 1984 temporary restriction orders from Devon County Council were received (copies previously circulated):

- (i) A temporary 20 mph speed limit from Tuesday 2 March 2021 for a maximum of 18 months, anticipated finish Thursday 1 September 2022, affecting B3213 Daveys Cross to Torpeek, Ivybridge, for a distance of approximately 280 metres in both directions. This temporary restriction is considered necessary to enable contraflow works.
- (ii) Temporary prohibition of pedestrians from Monday 8 March 2021 until Friday 12 March 2021 (both dates inclusive), affecting Zeth Hill Lane to Cornwood Road, Ivybridge, considered necessary to enable highway drainage repairs.
- (iii) Temporary prohibition of parking from Saturday 13 March 2021 to Sunday 14 March 2021 (both dates inclusive) between the hours of 06:00 and 22:00 affecting Harford Road. This temporary restriction is considered necessary to enable mobile crane operation.
- (iv) Temporary prohibition of pedestrians from Monday 2 August 2021, anticipated finish Friday 20 August 2021, affecting footpath past 22 Weatherdon Drive, Ivybridge. This temporary restriction is considered necessary to enable cable overlay.

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

PL20/094 **HEDGE AND TREE MATTERS:** The following application for tree works was considered:

0426/21/TPO T1: Oak - Crown reduction by 2metres on all sides due to tree becoming overgrown – 48 Rue St Pierre, Ivybridge, PL21 0HZ.

It was **RESOLVED** to delegate the decision to the South Hams Tree Officer due to lack of supporting information.

PL20/095 **PREMISES LICENCE:** The application was considered for a new premises licence from Ivybridge RFC Ltd for Ivybridge Rugby Club, Exeter Road, Ivybridge, PL21 0LR (email previously circulated).

SUPPORT

PL20/096 **PLANNING:** The following planning applications were considered:

3316/20/HHO Householder application for proposed removal of existing side extension and replacement with new side and rear extension, installation of cladding to first floor and installation of solar and PV panels to roof – 20 Manor Drive, Ivybridge, PL21 9BD.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/203316>

SUPPORT – Members supported the extension and solar panels, however they objected to the cladding as they considered this to be out of keeping with the street scene where all the properties have either tiles or rendering.

0340/21/HHO Householder application to replace existing hedge and existing 6ft fence along the eastern boundary – 33 St Johns Road, Ivybridge, PL21 9AY.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/210340>

SUPPORT - Subject to the fence being maintained in a natural colour to soften its appearance and be in keeping with the street scene

0379/21/HHO Householder application for proposed single storey extension to rear and new porch – 34 Trematon Drive, Ivybridge, PL21 0HT.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/210379>

SUPPORT

0491/21/PHH Application to determine if prior approval is required for proposed PVCU conservatory extending 4m beyond rear wall, maximum height 3.55m and 2.65m height at eaves – 16 Bishops Close, Ivybridge, PL21 0JY.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/210491>

SUPPORT

Cllrs Hladkij, Bowden and Silsbury had declared an interest in the application and took no part in the discussion.

The meeting closed at 6.47pm

Signed:

Date: 30 March 2021

Public Participation 6.01pm to 6.15pm

County Cllr Roger Croad had been unable to accept the invitation from the committee to attend the meeting due to a previous engagement, however he had provided Members with a statement and report from regarding the proposal for the eastbound off-slip and roundabout at Lee Mill.

Cllr Rea stated he was very disappointed that Cllr Croad was unable to attend and he felt it appeared like a councillor trying to dodge scrutiny of decisions he has been a party to. Clearly the cabinet of which Cllr Croad is a member decided to go ahead with the slip road exiting the A38 at Lee Mill, and he felt it was disgraceful. He accepted that Lee Mill does need a new slip road but Ivybridge needs a new junction east of the town, and this has been argued for over 20 years when he was on the Council in 1999. As Cllr Croad is not present the committee are unable to ask him questions.

Cllr Bowden stated that when he was Chairman of the Neighbourhood Planning back in 2013 they were looking at the possibility of a link road from the A38 at the east end of the town and the Highways Authority advised that they needed 2000 new homes. In 2015/16 another scheme was proposed to have a road from the bottom of St Peters way on the other side of the A38 to go across the fields and link up with the bridge at the far end of the road, and that was quashed by South Hams because the Town Council wanted a medical centre there. The landowner was prepared to give the land for a medical centre and pay for it and lease it back to the doctors.

Cllr Khong also recalled the figure of 2000 homes, as did Cllr Hladkij and she remarked that this figure is now stated as 5000 homes. She commented that this number of homes was not achievable, although Ivybridge will have had over 1000 homes built once all the current developments are finished.

Cllr Silsbury remarked that the Lee Mill slip road is finalised, however she suggested that the committee could write to find out the position with the eastern end and what the conditions are to get a new junction off the A38. Cllr Hladkij recalled a previous conversation with the Highways Officer regarding the air quality survey being undertaken on Western Road before all the houses had been built on the eastern side, where she had queried if another survey would be performed afterwards as the traffic flow will be increased. He confirmed that the exercise would not be repeated following the completion of the eastern side developments.

The Members resolved to write to Highways England, copying in Sir Gary Streeter MP, Devon County Council Highways Officer, Ugborough Parish Council and Harford Parish Meeting.

Mr Harry Solomon then joined the meeting and spoke on behalf on behalf his company, Wombat Estates Management Ltd, who are applying to move their business to the Ivybridge area and construct a workshop at Endsleigh Park. They think this location would be great for their business due to the access to the A38 which is popular for their customers, and currently they are split over various premises so as they expand they would like to be on one site and introduce new

employment for the local area. This is quite a unique business in manufacturing cricket bats and would be an asset for Ivybridge.

Cllr Hladkij queried the proposed materials of metal and timber as the majority of premises on the site are timber. Mr Solomon understood that the gun shop, vets and coffee shop all have metal cladding with wooden frontage and the only with full wood cladding is the farm shop.

Mr Solomon confirmed that their intention would be to plant 5 – 10 willow trees to create a boundary around the units.

The Chairman thanked Mr Solomon for attending and speaking on behalf of his application and invited him to remain to listen to the discussion on his application.