

IVYBRIDGE TOWN COUNCIL

Minutes of the Meeting of the Planning & Infrastructure Committee held via Zoom on Tuesday 26 January 2021 at 6pm

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

In attendance: Mrs J Gilbert (Assistant Town Clerk)
One member of the public

The public participation took place from 6.01pm to 6.04pm

PL20/078 **APOLOGIES:** Apologies were received from Cllr Khong.

PL20/079 **MINUTES:** The Minutes of the Planning & Infrastructure Committee meeting held on 12 January 2021 were confirmed as a correct record (previously circulated).

PL20/080 **INTERESTS TO BE DECLARED:** The Planning Committee declared an interest in Item PL20/083 4267/20/FUL Resubmission of planning application 3482/20/CLP for change of use from A1 retail to B2 mixed use - microbrewery, ancillary use of tap room (Sui Generis) and small shop with outside sales area – 3 Glanvilles Mill, Ivybridge, Devon, PL21 9PS. This was due to the brewery being a tenant of the Town Council's, currently located in the Town Hall. However, as the tenancy had been free of charge, and it had always been the intention for the tenant to use these premises as a start-up business, later relocating to more suitable premises in the town, Members resolved to provide their comments to South Hams District Council.

Professor Rundle remained in the meeting to listen to his planning application being considered, therefore it was agreed to bring the item forward.

PL20/083 **PLANNING:** The following planning application was considered:

4267/20/FUL Resubmission of planning application 3482/20/CLP for change of use from A1 retail to B2 mixed use - microbrewery, ancillary use of tap room (Sui Generis) and small shop with outside sales area – 3 Glanvilles Mill, Ivybridge, Devon, PL21 9PS.

SUPPORT - The Planning Committee declared an interest in the application due to the brewery being a tenant of the Town Council's, currently located in the Town Hall. The Town Council has been fully supportive of the brewery from its conception, and the tenancy was on the basis of a free of charge start-up business, with it always being the intention for the tenant to upscale and relocate to more suitable premises in the town as his business

developed. Therefore, Members fully supported the application, and felt that upscaling into premises that has a frontage in the heart of the town centre is very positive for the town.

Members did query the issue of the outside seated area in Glanvilles Mill, which is stated as an alcohol free designation zone, and would need to liaise with South Hams to overcome any issues regarding this. The applicant confirmed that he had a premises licence for the proposed location, but agreed this issue needed to be investigated.

The chair commented that if the bar supervisor will be overseeing the locking of the gates to Glanvilles Mill in the evenings following tap room opening times, as stated in the Planning and Design Statement, then the other nearby hospitality venues may choose to stay open later, and could add more vibrancy to the evening economy.

Professor Rundle left the meeting at 6.18pm

PL20/081 **HIGHWAY MATTERS:** The following were received:

- (i) a Devon County Council temporary traffic restriction from Monday 15 February to Friday 19 February inclusive affecting Cleeve Drive to enable patching works (copy attached), and;
- (ii) a Devon County Council temporary restriction of parking from Tuesday 16 February to Friday 19 February inclusive affecting Harford Road to enable mobile crane operation (copy attached).

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

PL20/082 **HEDGE AND TREE MATTERS:** The following application for tree works was considered:

3719/20/TPO T1: Oak - Crown height reduction by 2m and lateral reduction on all sides by 2m due to excessive shading and overhanging neighbouring gardens – 33 Priory Close, Ivybridge, PL21 9JG.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/203719>

SUPPORT - 1.5m lateral reduction to canopy sides facing the properties due to it being a large tree locked between several houses, but Members objected to a height reduction.

PL20/083 **PLANNING:** The following planning applications were considered:

3752/20/HHO Householder application for proposed two storey extension and single storey extension – 7 Yeolland Park, Ivybridge, PL21 0YP.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/203752>

SUPPORT – Members considered the extension to be quite large in appearance, and the colour of the render was not specified.

They stated that the materials should match the existing dwelling. Members also wished to see a recess incorporated to provide a distinct break in the wall line in order for the extension to appear subservient to the original dwelling, plus avoid unsightly matching in of new and old materials. This would also fit in better with the street scene where properties are not characteristically as large as the proposed dwelling.

4125/20/HHO Householder application for removal of existing canopy porch and replacement with a larger enclosed porch – 19 Drake Avenue, Ivybridge, Devon, PL21 9FW.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/204125>

SUPPORT

4138/20/FUL Change of use from Landscape Gardening Contractors Yard, Storage and Commercial Nursery Facility (sui generis) to Building Contractors Yard, Storage, Welfare and Office including replacement of existing building, and associated works (Class B8/E) – Land at Stibb Lane, Ivybridge, PL21 9HU.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/204138>

OBJECTION – As the site is adjacent to a residential estate Members were concerned about the proposed change of use.

A landscape gardening business which was used as an operational base and a nursery, and has subsequently remained relatively inactive for many years is likely to be far less impacting than a building contractors yard which could potentially involve large plant movements.

Although there are no significant changes proposed to the site itself, the change of use was a concern and potential noise generated could have an adverse impact on the neighbouring residential area. It would be helpful to have more detail in the

Transport statement about the scale of the operation, and a Noise Impact Assessment to be included.

4142/20/HHO Householder application for removal of existing timber frame canopy and construction of gable porch to front elevation – 54 Ivydene Road, Ivybridge, PL21 9BJ.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/204142>

SUPPORT

4203/20/FUL Change of use from Change of use from A1 to Suis Generis (Nail Salon) – 44 Fore Street, Ivybridge, PL21 9AE.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/204203>

SUPPORT

4212/20/VAR Variation of condition 3 of planning consent 3465/19/HHO (External surfaces) – 38 Holtwood Drive, Ivybridge, PL21 9TH.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/204212>

SUPPORT

The meeting closed at 6.33pm

Signed:

Date: 16 February 2021

Public Participation – 6.01pm to 6.04pm

Professor Rundle thanked the committee for allowing him to attend to speak regarding his application to upscale Ivybridge Brewing Company, which he advised has been successful and brewing for 18 months. He has just secured some money from Comic Relief to help with the upscale and change of use of the building.

The new business will be based in the old bridal shop in Glanvilles Mill in the heart of the community, and he stated it will be great for the company and the workers and trainees who are people from the local community with learning disabilities. So far one of the trainees has been offered a permanent position.

The upscaling will enable production of five times as much beer, and they can diversify the offer and add draft beer and open a small tap room. Not only will it benefit his trainees and workers, which will hopefully create another 2-3 jobs, but will benefit the community as well.

They have been selling at the Saturday market, and the feedback from people has generally been good and positive about having a brewery in the centre of Ivybridge. He felt it would enhance the feel of the town. They plan to open the tap room on Friday evenings, closing at around 9pm and on Saturdays from midday to around the same time, so it will not be a huge impact on the local environment.

The brewing process will be carried out for one to possibly two days per week, and will be low impact due to being contained within the building, and will go into condensed fumes within the building, and the water will be discharged within the normal toilet sewage within the building. Bottling days will be low impact with deliveries undertaken from the back door.

He hoped the Town Council would be very supportive of this venture, they have been very supportive up until now, as have the people of Ivybridge and this is the next stage of their journey, and hopefully a very exciting one.