

## IVYBRIDGE TOWN COUNCIL

### Minutes of the Meeting of the Planning & Infrastructure Committee held via Zoom on Tuesday 30 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 Parsons (Town Clerk)  
Mrs L Lane (Administration Officer)

#### ***There was no public participation***

PL20/097 **APOLOGIES:** No apologies were received.

PL20/098 **INTERESTS TO BE DECLARED:** No interests were declared.

PL20/099 **MINUTES:** The Minutes of the Planning & Infrastructure Committee meeting held on 9 March 2021 were confirmed as a correct record (previously circulated).

PL20/100 **HIGHWAY MATTERS:** The proposal from the County Solicitor to make an amendment to the Care Workers Permit Scheme was received (copy previously circulated). Members commented that it was a positive thing to support carers. All were in agreement with this.

It was **RESOLVED** to receive and note the information, and to support the proposal.

PL20/101 **HEDGE AND TREE MATTERS:** The following applications for tree works were considered:

4193/20/TPO T1 and G1 (x4) Oak - Reduction of low hanging branches up to 6m from ground level on the West side by 5m. To reduce shading and dominance of garden - Land to rear of Fernworthy House, Godwell Lane, Ivybridge, PL21 0LE.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/204193>

***OBJECTION – Members felt that the works seem excessive but would support lesser works. Concerns were also raised regarding works being carried out during the nesting season, after 1<sup>st</sup> April.***

0666/21/TPO T1: Ash - Crown height reduction and lateral reduction on all sides by 2m. T2: Oak - Crown height reduction and lateral reduction on all sides by 2m. To increase light & privacy – 25 Heather Walk, Ivybridge, PL21 0YJ.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/210666>

**SUPPORT**

PL20/102 **PLANNING:** The following planning applications were considered:

0475/21/HHO Householder application for proposed first floor extension above garage, single storey extension to rear & new porch – 42 Trematon Drive, Ivybridge, PL21 0HT.

<https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/210475>

**OBJECT – Members felt that this was overdevelopment and queried the street scene if the wall was removed and put back as requested as it would be out of alignment with the neighbours.**

0506/21/HHO Householder application for proposed single storey extension to the front – 27 Brook Road, Ivybridge, Devon, PL21 0AX.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/210506>

**SUPPORT**

0593/21/FUL Creation of new 3 bedroom dwelling house and alteration to the parking arrangements and erection of store to the side of previously approved dwelling 3532/20/FUL – Godwell House, Godwell Lane, Ivybridge, PL21 0LT.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/210593>

**OBJECTION – Members felt that this was overdevelopment of the site and also raised concerns over the visual perception of the local trees, contrary to the Local Plan and that the previous decision notice stated that the building would remain a garage in perpetuity.**

0876/21/PHH Application to determine if prior approval is required for a proposed conservatory extending 4m beyond the rear wall, maximum height of 2.2m and 2.2m at eaves – 25 Heather Walk, Ivybridge, Devon, PL21 0YJ

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/210876>

**SUPPORT**

0672/21/HHO      Householder application for proposed conversion of garage to garden room – 5 Maton Close, Ivybridge, PL21 0UD

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/210672>

**SUPPORT – Members were happy to support this as long as it is not to be used as a dwelling or annex.**

*The meeting closed at 6.32pm*

Signed: .....

Date: 30 March 2021

DRAFT

### **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.

DRAFT