

## IVYBRIDGE TOWN COUNCIL

### Minutes of the Meeting of the Planning & Infrastructure Committee held in the Town Hall on Monday 10 May 2021 at 6pm

**Present:** Cllrs T Bowden, T Munro, R Jago, T Rea and A Spencer

**In attendance:** Cllr Mrs S Hladkij (Mayor)  
Mrs J Gilbert (Assistant Town Clerk)

#### *There was no public participation*

PL21/001 **ELECTION OF NEW CHAIRMAN:** Cllr Mrs Hladkij opened the meeting by inviting nominations for Chairman for 2021/22. Cllr Jago was duly nominated and seconded for this position and it was **RESOLVED** that Cllr Jago be elected to this office for the coming year.

The Mayor handed the meeting over to the newly elected Chairman, Cllr Jago.

PL21/002 **ELECTION OF NEW VICE CHAIRMAN:** The Chairman invited nominations for Vice Chairman for 2021/22. Cllr Bowden was duly nominated and seconded for this position and it was **RESOLVED** that Cllr Bowden be elected to this office for the coming year.

PL21/003 **APOLOGIES:** No apologies were received.

PL21/004 **INTERESTS TO BE DECLARED:** No interests were declared.

PL21/005 **MINUTES:** The Minutes of the Planning & Infrastructure Committee meeting held on 27 April 2021 were confirmed as a correct record and were duly signed (previously circulated).

PL21/006 **HIGHWAY MATTERS:** The following notices were considered:

(i) the Devon County Council notice of a temporary prohibition of through traffic and parking from Monday 24 May 2021 to Friday 28 May 2021 (both dates inclusive) affecting Lower Brook Park, Ivybridge to enable surfacing works (copy previously circulated);

(ii) the Devon County Council notice of a temporary prohibition of through traffic and parking from Monday 2 August 2021 to Wednesday 4 August 2021 (both dates inclusive) affecting Godwell Lane, Ivybridge to enable provision of a new water service (copy previously circulated).

***It was RESOLVED to receive and note the information, and to publicise these on the Town Council's Facebook page as well as the website.***

PL21/007 **PLANNING:** The following planning application was considered:

0544/21/FUL Construction of 16 dwellings with associated access and landscaping – Land at Stowford Mills, Station Road, Ivybridge, PL21 0AW.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/210544>

***SUPPORT – Members considered the application at length, including all the objections online, and also the developer's reasons for the change in application. Many objections cited lack of delivery of affordable homes and not delivering the planned phase, however the original application did not require affordable housing to be delivered due to viability of the heritage site, and the planning brief had allowed for flexibility.***

***On balance, and considering all the factors behind the change to the application from 43 later living apartments to 16 dwellings, Members were generally sympathetic towards the developer's explanation for not wishing to progress with the apartments, the main reasons given for the development changes being:***

- the visual impact and overshadowing of Tier 1 from the later living block becoming apparent, and impacting on saleability;***
- the failure to find a key operator for the later living;***
- the time/cost implications due to the groundworks on the site.***

***Members considered all these factors as being valid reasons for the removal of the later living block which would thus create a lower density to Phase 2, with the assurance that the development of the mill building would provide later living apartments and consequently add a broad mix of people to the site.***

***Members recognised the substantial economic benefits that this important heritage site would deliver by adding vitality to the town, and generating new employment opportunities in a sustainable area. They did not wish therefore to jeopardise this by compromising the viability of the site, and were keen to see the commercial aspects and public space delivered, and for this reason were minded to support the application.***

***It was RESOLVED to support the application giving reasons for this recommendation, and for the committee to write to the developers advising of their support and desire to enable the phase 3 commercial development to proceed.***

*The meeting closed at 6.38pm*

Signed: .....

Date: 24 May 2021