

IVYBRIDGE TOWN COUNCIL

Minutes of the Meeting of the Planning & Infrastructure Committee held in the Town Hall on Monday 25 October 2021 at 6.00pm

Present: Cllrs R Jago (Chairperson), A Spencer and L Budd

In attendance: Julie Gilbert (Assistant Town Clerk)

There was no public participation

PL21/061 **APOLOGIES:** Apologies were received from Cllrs T Bowden, T Rea and T Munro.

PL21/062 **INTERESTS TO BE DECLARED:** No interests were declared.

PL21/063 **MINUTES:** The Minutes of the Planning & Infrastructure Committee meeting held on 11 October 2021 were confirmed as a correct record and were duly signed (previously circulated).

PL21/064 **HEDGE AND TREE MATTERS:** The following applications for tree works were considered:

3366/21/TPO T1: Tulip - Reduction of 2 limbs at approx 20m from ground level on South West side by approx 1.5m. Tree overhanging neighbouring property – 21 Crescent Gardens, Ivybridge, PL21 0BS.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/213366>

SUPPORT

3694/21/TPO T8: Beech - Crown reduction on all sides by 1m with a 2m reduction on South East side. Tree touching property and blocking light – Beech House, Orchard Park, Ivybridge, PL21 9PA.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/213694>

SUPPORT

PL21/065 **PLANNING:** The following planning applications were considered:

3346/21/LBC Listed building consent for revisions to approved application 27/1337/15/LB comprising minor internal and external alterations, including modification of windows - Listed building consent for revisions to approved application - Stowford Mills, Harford Road, Ivybridge, PL21 0AA.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/213346>

NO COMMENTS

3507/21/FUL Change of use of land from storage to lorry parking in association with Ivybridge Waste Transfer Station – Land at SX 633555, Ermington Road, Ivybridge, PL21 9ES.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/213507>

OBJECTION - In endeavouring to solve the inadequacies of the failing waste recycling service, Members highlighted that the introduction of a lorry park would only exacerbate other problems currently being experienced. There is already insufficient staff parking allocated for the FCC Waste Transfer Station approved in November 2019, and the nearby tennis centre and football club car park are suffering from their car park being abused. This is also creating congestion on the road network, including the inner road leading from the Waste Transfer Station shared with the Fire Service. Members fear that the introduction of an additional lorry park to the mix will intensify the congestion and could impede emergency service vehicles.

No allocation for staff parking associated with the introduction of a lorry park is a clear lack of associated infrastructure essential to support this application, contravening *SP2. - Spatial priorities for development in Ivybridge, 8. Ensuring appropriate infrastructure is delivered alongside new development*, and the subsequent congestion of staff vehicle parking generated would indeed contravene *3. Improvements to the existing road connections and junctions to the south of Ivybridge, working with relevant authorities to look for appropriate solutions to manage traffic flow in and around the town.*

The Committee Members have assumed that the new land use classification will be Sui Generis in the change of use application. It is not clear how parking requirements for non-residential use of this land would be calculated.

Approval of this application would impact and have a further detrimental effect on the sports and recreation facilities for the town. The Ivybridge Neighbourhood Plan places great emphasis on enhancing the town's reputation for sport, however this is hampered when the parking allocated for the town's sporting facilities is restricted by employees from neighbouring sites. It would cause further conflict with the function of the current sporting facilities, therefore contravening *JLP DEV27 - Green and play spaces*.

Members were also concerned that no travel plan or transport assessment has been included with the application, which does nothing to allay fears over highway safety and the potential for minor roads in the town becoming rat runs, for example Woolcombe Lane. Approval would be a contravention of *JLP DEV29.7*.

In summing up, this application and its lack of associated infrastructure and travel plan/transport assessment fails to satisfy Members on the grounds of highway safety, the potential to restrict fire emergency vehicles, and the harmful impact for sports facilities in the town. It is in conflict with the Joint Local Plan and the Ivybridge Neighbourhood Plan, and therefore Members were unanimous in objecting to the application.

3535/21/HHO Householder application for proposed single storey extension to side and rear with larger porch – 24 Prideaux Road, Ivybridge, PL21 0JS.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/213535>

SUPPORT

The meeting closed at 6.28 pm

Signed:

Date: 8 November 2021