

IVYBRIDGE TOWN COUNCIL

Minutes of the Meeting of the Planning & Infrastructure Committee held in the Town Hall on Monday 31 January 2022 at 6.00pm

Present: Cllr R Jago (Chairperson), A Spencer, T Munro and L Budd

In attendance: Julie Gilbert (Assistant Town Clerk)

There was no public participation

PL21/088 **APOLOGIES:** Apologies were received from Cllrs T Bowden and A Rea

PL21/089 **INTERESTS TO BE DECLARED:** Cllr Spencer declared an interest in PL21/092 4688/21/FUL Land between 19 & 21 Claymans Pathway, Ivybridge due to being a neighbour, and took no part in the discussion.

PL21/090 **MINUTES:** The Minutes of the Planning & Infrastructure Committee meeting held on 10 January 2022 were confirmed as a correct record and were duly signed.

PL21/091 **HEDGE AND TREE MATTERS:** The following application for tree works was considered:

4514/21/TPO T1: Oak - Remove lowest secondary branch on the NW side. Remove lowest primary branch on the NW side Lateral crown reduction on NE side by 1.5-2m. Crown lift to 6m from ground level. To improve light levels and enable outlook. T2: Oak - Reduce x2 secondary low branches on the NW side by 2m. To allow reasonable clearance between house and tree – 8 Boringdon Park, Ivybridge, PL21 9TY.

<http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/214514>

SUPPORT

PL21/092 **PLANNING:** The following planning applications were considered:

3623/19/FUL READVERTISEMENT (Revised plans received)
Full planning application for the development of 111 residential dwellings with associated access, parking, landscaping, locally equipped play area and infrastructure - Land off Godwell Lane, Ivybridge.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/193623>

OBJECTION - Members recognised that some of their previous concerns had been addressed, ie the percentage of affordable housing has increased to 30% and there have been improvements to parking arrangements. However, they wished to reiterate their previous objections submitted in June 2020, and recommended that this application, which is located outside of the Ivybridge boundary, still be refused due to unsustainability and the overwhelming pressures placed on the infrastructure of Ivybridge, especially the highways, schools and GP surgeries, and its failure to comply with policies in the Plymouth and South West Joint Local Plan and Ivybridge Neighbourhood Plan.

Ivybridge Town Council has raised their concerns regarding the pressures on the town's infrastructure for each development, highlighting that highways and services are at capacity, and these worries are confirmed in the responses from the relevant consultees, unfortunately however this has now resulted in missed opportunities for developer contributions.

Should this development be agreed substantial 106 money needs to be contributed towards mitigating these shortfalls, and it is essential that reviews are done and strategies put in place as a matter of urgency.

4277/21/HHO Householder application for proposed single storey side extension – 25 Speakers Road, Ivybridge, PL21 0JP.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/214277>

SUPPORT

Cllr Spencer left the meeting at 6.12pm while the following application was considered and took no part in the discussion

4688/21/FUL Minor adjustments to approved window and door positions, omission and addition of some windows, additional french doors, replacement of rear bedroom window with Juliette balcony, inclusion of red brick detailing on facades and stone cills. Confirmation of attenuation drainage system. Footprint, ground floor, eaves and ridge levels to remain unchanged and as approved in 1944/19/FUL - Land between 19 & 21 Claymans Pathway, Ivybridge

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/214688>

Defer to next meeting pending clarification from the case officer on the “confirmation of attenuation drainage system” in the application description

Cllr Spencer returned to the meeting at 6.31pm

0056/22/FUL Change of use from Class E (g) to E (d) to use part of the building for health and fitness. And E (g) to E (a) Display and sale of retailgoods and B8 storage and distribution – Henlake House, Endsleigh, Ivybridge, PL21 9JL.

<http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/220056>

SUPPORT

4360/21/FUL Conversion of double garage to annexe – Little Dolphins, Blachford Road, Ivybridge, PL21 0AD.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/214360>

SUPPORT

The meeting closed at 6.40pm

Signed:

Date: 21 February 2022