

IVYBRIDGE TOWN COUNCIL

Minutes of the Meeting of the Planning & Infrastructure Committee held in the Town Hall on Monday 13 June 2022 at 6pm

Present: Cllrs A Rea, Cllr A Spencer, Cllr L Budd, Cllr J Brown

In attendance: Cllr S Hladkij (Mayor)
Julie Gilbert (Assistant Town Clerk)

There was no public participation

PL22/001 **ELECTION OF NEW CHAIRMAN:** Cllr Mrs Hladkij opened the meeting by welcoming the new member to the Committee, Cllr J Brown, and then inviting nominations for Chairman for 2022/23. Cllr A Rea was duly nominated and seconded for this position and it was **RESOLVED** that Cllr Rea be elected to this office for the coming year.

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

PL22/002 **ELECTION OF NEW VICE CHAIRMAN:** The Chairman invited nominations for Vice Chairman for 2022/23. Cllr Budd was duly nominated and seconded for this position and it was **RESOLVED** that Cllr Budd be elected to this office for the coming year.

PL22/003 **APOLOGIES:** Apologies were received from Cllr Munro.

PL22/004 **INTERESTS TO BE DECLARED:** Cllr Hladkij declared an interest in Item No PL22/005, Application No 1329/22/FUL, due to knowing the applicant personally and therefore took no part in the discussion.

PL22/005 **MINUTES:** The Minutes of the Planning & Infrastructure Committee meeting held on 16 May 2022 were confirmed as a correct record and were duly signed.

PL22/006 **HIGHWAY MATTERS:** An email was received from the County solicitor regarding the DCC HATOC Amendment Order. The advert for these proposals was in the South Hams Gazette on 2nd June - a copy of the advert with statement of reasons and draft order were previously circulated. The plans can be seen at Local Waiting Restriction Programme 2021/22 - Roads and transport (devon.gov.uk). Any comments/objections to the proposal to be on the comments form on Local Waiting Restriction Programme 2021/22 - Roads and transport (devon.gov.uk) or reply to the email, by 27th June.

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

PL22/007 **TREE AND HEDGE MATTERS:** The following applications were considered:

1. applying to SHDC for a Tree Preservation Order on the four notable trees and one veteran tree recently added to the Woodland Trust Ancient Tree Inventory

<https://ati.woodlandtrust.org.uk/tree-search/?v=2077212&ml=map&z=19&nwLat=50.38913808691565&nwLng=-3.921881890816701&seLat=50.38792903353526&seLng=-3.916732049508107>

It was **RESOLVED** to apply to SHDC for a Tree Preservation Order and;

2. the following applications for tree works:

1682/22/TPO T1: Ash - Coppice due to decay, deadwood, and loss of vitality in the crown. T3: Oak - Remove deadwood hanging over the car parking area. T6: Ash - Felled to ground level due to poor vitality and decay. G9: Hazels - Limb removal overhanging neighbouring garden – T1: Ash – Saxon Gate, Ivybridge.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/221682>

SUPPORT

1693/22/TPO T1: Oak - Crown height reduction by 4 metres to prevent contact with buildings, Lateral crown reduction by 4 metres on all sides to prevent contact with buildings and Crown thin by up to 20% to reduce excessive shading – 35 Waterslade Drive, Ivybridge, PL21 0FD.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/221693>

SUPPORT

1697/22/TCA T1: Pittisporum - Fell and remove the tree as it has extensive decay in the base and suffered a large stem failure in storm Eunice and growing up through collection of BT cables, T2: Copper Beech - Crown height reduction by 2-3 metres, the canopy has bolted and become very leggy. Canopy to be reduced back to retain it better and provide clearance away from multiple BT cables and electric cables and T3: Holm Oak - Crown height reduction by 5 metres, due to close proximity to property which is now in constant

shade and damp, as well as interfering with utility cables – Berberis, Blachford Road, Ivybridge, PL21 0AD.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/221697>

SUPPORT

PL22/008 **PLANNING:** The following planning applications were considered:

1112/22/HHO Householder application for rear extension – 9 Trematon Drive, Ivybridge, Devon, PL21 0HT.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/221112>

SUPPORT

1228/22/HHO Householder application for two storey rear extension replacing dilapidated conservatory – 16 The Coppice, Ivybridge, PL21 9TR.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/221228>

SUPPORT

(Consulted as neighbouring parish to the site)

4254/20/FUL READVERTISEMENT (revised plans) Proposed development of redundant nursery to provide 30 new dwellings for affordable and social rent, a new community hub building, conversion of existing barns to provide ancillary spaces and landscaping works providing communal areas and playgrounds – Springfield, Filham, PL21 0DN.

<http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/204254>

SUPPORT – however Members were disappointed to learn of the removal of the Community Hub which had been one of the central buildings in the scheme, providing a community hall, communal kitchen and laundry, hot desk work spaces and guest suite to accommodate visitors.

It is requested that Devon Home Choice gives priority to applicants with a local connection to the parishes of Ugborough and Ivybridge and then adjoining parishes.

Cllr Hladkij declared an interest in application no 1329/22/FUL and took no part in the discussion.

1329/22/FUL Application to move existing low wall & fence approximately 6ft towards boundary on western side – 1 Waterslade Drive, Ivybridge, PL21 0FD.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/221329>

SUPPORT

(Reconsulting as neighbouring parish to the site)

3915/21/ARM READVERTISEMENT Application for approval of reserved matters (appearance, scale, layout and landscaping) of Phase 2 (up to 106 dwellings) of outline approval 3703/18/OPA - Land At SX 651 560, Filham, Ivybridge

<http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/213915>

OBJECTION – In principle the council’s objections still stand due to the pressures placed on the town’s infrastructure. Members wish to seek assurance that a large proportion of S106 monies from the development will be allocated to Ivybridge to mitigate the demands placed on infrastructure, including a contribution towards health.

With respect to affordable housing, Members requested that Devon Home Choice gives priority to applicants with a local connection to the parishes of Ugborough and Ivybridge and then adjoining parishes.

4274/21/HHO Householder application to build on top of existing out building using a timber frame construction – 4 St John’s Road, Ivybridge, PL21 9AX.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/214274>

SUPPORT – Members recommended that the colour of the cladding is in-keeping with the street scene.

1894/22/PHH Application to determine if prior approval is required for proposed rear extension measuring 5.39m x 3.71m high – 4 Trinnaman Close, Ivybridge, PL21 0YH.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/221894>

Members recommended that a prior approval application is submitted.

The meeting closed at 6.59pm

Signed:

Date: 27 June 2022