

IVYBRIDGE TOWN COUNCIL

Minutes of the Meeting of the Planning & Infrastructure Committee held in the Town Hall on Monday 17 October 2022 at 6pm

Present: Cllrs A Spencer, J Brown, L Budd, Cllr T Munro

In attendance: Julie Gilbert (Assistant Town Clerk)

There was no public participation

PL22/027 **APOLOGIES:** Apologies were received from Cllr A Rea.

PL22/028 **INTERESTS TO BE DECLARED:** No interests were declared.

PL22/029 **MINUTES:** The Minutes of the Planning & Infrastructure Committee meetings held on 26 September were confirmed as a correct record and were duly signed.

PL22/030 **HIGHWAY MATTERS:** To receive notification from Devon County Council of the road closure of Kennel Lane for drainage and patching works from Monday 24th October until Friday 28th October (copy attached).

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

PL22/031 **TREE AND HEDGE MATTERS:** The following application for tree works was considered:

3110/22/TPO G1: x3 Sycamore - lateral crown reduction on 1.2m on S side to regain canopy form – 9 Uphill Close, Ivybridge, PL21 0NA.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/223110>

SUPPORT

PL22/032 **PLANNING:** The following planning applications were considered:

2918/22/HHO Householder application for proposed extension – 29 Okehampton Way, Ivybridge, PL21 0YN.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/222918>

SUPPORT

3089/22/FUL Application for conversion of first floor office unit into two-bedroom apartment (Retrospective) – 1 Hawthorn House, Exeter Road, Ivybridge, PL21 0BN.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/223089>

OBJECTION - When considering the application officers are asked to give consideration to the Neighbourhood plan, in particular INP1 a. "Developments which promote the vitality, viability and retail health of the town centre as defined on the Proposals Map are encouraged and will be supported."

There is very limited non-residential space within the Town Centre and the Committee would not want to see any reduction in that space.

3090/22/FUL Application for conversion of ground floor retail unit into two-bedroom apartment (Retrospective) – 1 Hawthorn House, Exeter Road, Ivybridge, PL21 0BN.

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

OBJECTION - When considering the application officers are asked to give consideration to the Neighbourhood plan, in particular INP1 a. "Developments which promote the vitality, viability and retail health of the town centre as defined on the Proposals Map are encouraged and will be supported."

There is very limited non-residential space within the Town Centre and the Committee would not want to see any reduction in that space.

3362/22/HHO Householder application for garage conversion to habitable room with first floor extension above – 1 Acland Road, Ivybridge, PL21 9UR.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/223362>

DEFER – Members resolved to defer this application until the next meeting on 7 November 2022 pending any public comments

3623/19/FUL READVERTISEMENT (Revised plans received)
Full planning application for the development of 104 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 noted that 31 units did not meet the affordable housing target and at least one extra was required.*

They wished to reiterate their previous objections submitted in June 2020 and February 2022, 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 repeatedly raised its concerns regarding the pressures on the town's infrastructure for each development, highlighting that highways and services are at capacity. With the potential introduction of a neighbouring special school currently being considered, this only seeks to exacerbate the congestion on the highway resulting from the cumulative impacts of piecemeal development. Parking is overflowing onto neighbouring roads at Rutt Lane and St Peters Way when there are sports club activities taking place, leading to highway chaos and safety concerns. Should this development be agreed substantial 106 money needs to be contributed towards mitigating the shortfalls highlighted.

The Highways report encourages modal shift toward cycling for the town and neighbouring villages, and Members supported PL21's request for Sustrans Street Design Study to be adopted as the masterplan of all existing and proposed traffic free routes for the local area, and for Godwell Lane to be made traffic free with lockable bollards for use by the fire brigade.

Members also requested that applicants for affordable rented properties with a local connection to the parishes of Ugborough and Ivybridge take priority and then adjoining parishes.

The meeting closed at 6.45pm

Signed:

Date: 7 November 2022