

IVYBRIDGE TOWN COUNCIL

Minutes of the Meeting of the Planning & Infrastructure Committee held in the Town Hall on Monday 24 April 2023 at 6pm

Present: Cllr A Rea (Chair), Cllr A Spencer, Cllr T Munro, Cllr J Brown,
and Cllr L Budd

In attendance: Julie Gilbert (Assistant Town Clerk)

The public participation session took place from 6pm to 6.03pm

PL22/078 **APOLOGIES:** There were no apologies for absence.

PL22/079 **INTERESTS TO BE DECLARED:** No interests were declared.

PL22/080 **MINUTES:** The Minutes of the Planning & Infrastructure Committee meetings held on 3 April 2023 were confirmed as a correct record and were duly signed.

PL22/081 **HIGHWAY MATTERS:** A temporary prohibition of through traffic and parking on Sunday 7 May at Summerfield Court, Ivybridge to enable the King's Coronation Street Party (copy previously circulated).

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

PL22/082 **HEDGE AND TREE MATTERS:** The following applications for tree works were considered:

1007/23/TPO T085: Fagus sylvatica - lateral crown reduction on all sides and crown height reduction by up to 3m, crown thin of 10-15%, crown lift of approx. 5m on E side and approx. 6m on W side. To reduce encroachment and shading on neighbour garden and own property – The Toll House, Exeter Road, Ivybridge, PL21 0DE.

<https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/231007>

OBJECTION – Would support lesser lateral pruning works to clear the adjacent property by 2-3m only. No major works currently considered necessary

1151/23/TPO T1: Quercus Robur - remove branch 5m from g/l facing W, remove next branch up, remove branch at 7m from g/l facing NW, remove lowest branch over apex of roof, due to good arboricultural management, proximity to roof and potential branch failure – Meldon House, Godwell Lane, Ivybridge, PL21 0LE.

<https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/231151>

OBJECTION - Would support lesser works to allow 3m clearance between branch tips and the property. The proposed pruning is significant and would unbalance the tree

1047/23/TCA IVYB124 Oak - reduce overall weight of most Western stem over car park by crown thinning of 25% - 35% of scaffolds throughout this stem to reduce lever arm forces that may lead to the failure of this stem – Butterdon Walk, Ivybridge, PL21 0HS.

<https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/231047>

OBJECTION - No evidence provided to support the proposed works

1214/23/TPO T1: Oak - Crown raise to 4.5m by removing 2x low lateral limbs growing over gardens to achieve reasonable clearance from garden areas, long low over extended laterals & insignificant impact of work on amenity & remove additional overextended branch - currently suspended in adjacent hedgerow tree to north (wedged in fork of upper crown), removal of this branch is considered good tree care as it is damaging adjacent tree and will eventually fail in time & insignificant impact of work on amenity - Fernworthy House, Godwell Lane, Ivybridge, PL21 0LE.

<https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/231214>

OBJECTION - Would support lesser works to achieve a 3.5m crown lift over garden area and allowing the removal of the limb lodged in the neighbouring tree

PL22/083 **PLANNING APPEAL: APP/K1128/D/23/3318479 41 BROOK ROAD, IVYBRIDGE, PL21 0AX** – The appeal start notification from South Hams District Council Development Management was noted. Members did not wish to withdraw any representations made and wished for these to be taken into consideration by the Inspector (copy previously circulated).

It was **RESOLVED** to receive and note the information, and for the Committee's representations to stand and be considered by the Inspector.

PL22/084 **PLANNING:** The following planning applications were considered:

0768/23/VAR Application for variation of condition 2 (approved drawings) of planning consent 27/1801/14/F (retrospective) – Land to rear of 43-44 Plum Tree Court, Fore Street, Ivybridge.

<https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/230768>

SUPPORT

0741/23/HHO Householder application for single storey rear extension – 1 Torre Close, Ivybridge, PL21 0BX.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/230741>

DEFER until next meeting pending any representations

0244/23/HHO Householder application for conversion of garage to living room – 1 Pykes Down, Ivybridge, PL21 0BY.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/230244>

SUPPORT

1491/22/HHO Householder application for building a gym in the back garden (retrospective) – 1 Allens Road, Ivybridge, PL21 0PW.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/221491>

OBJECTION – The outbuilding has an overbearing effect on the neighbouring properties due to its height and close proximity to their boundaries, and is considered contrary to Joint Local Plan policy DEV1. If the structure were to be reduced in height and moved away from the boundary of the dwelling house Members would be minded to support the application

The meeting closed at 6.38pm

Signed:

Date: 2 May 2023

Public Participation 6pm to 6.03pm

Cllr Rea had been approached by a resident regarding concerns over a suspected unauthorised garage conversion. Cllr Rea wished to establish if it had been reported to South Hams District Council. He had seen images of the conversion and confirmed that it appeared to have been done very poorly, and described it as looking dangerous.

The Assistant Town Clerk was unaware of any enforcement action. It was resolved that Cllr Rea would go back to the resident to establish whether it had been reported by them, and if it had been he would chase this with South Hams District Council Enforcement. If it had not already been reported he would bring it to their attention.