

IVYBRIDGE TOWN COUNCIL

Minutes of the Meeting of the Planning & Infrastructure Committee held in the Town Hall on Monday 18 December 2023 at 6.25pm

Present: Cllr S Hladkij (Chair), Cllr D Smith, Cllr K Pringle and
Cllr J Cole

In attendance: Julie Gilbert (Assistant Town Clerk)
Cllr A Spencer (Town Mayor)
Cllr T Lannin
District Cllr M Steele
District Cllr N Dommett
District Cllr P Munoz
Mr P Quincey (Burrington Estates)
Mrs L Thatcher (Heritage and Archive Group)
One member of the public

Due to the absence of the Chair and Vice Chair, Cllr S Hladkij was nominated and seconded as Chair and agreed by the committee.

PL23/060 **APOLOGIES:** Apologies were received from Cllr A Rea, Cllr S Weeks and Cllr L Austen due to illness.

PL23/061 **PUBLIC SECTION:** No points were raised.

It was agreed to move Agenda Item PL23/063 Stowford Mill forward and suspend Standing Order 4e xii to enable non-committee members to take part in the discussion following an update from Burrington Estates.

PL23/063 **STOWFORD MILL:** Peter Quincey, Burrington Estates, gave a presentation about the Stowford Mill Development project. Following the recent press article about Burrington Estates winding down their new homes branch he wished to reassure the meeting that the Burrington Estates commercial arm fully intends to see the project through.

The project comprises of six phases:

Phase 1 - 31 houses nearing completion, 29 sold and 2 remaining in the walled garden. The timeline has been delayed by 2 years due to Covid, contractor insolvency and challenging ground conditions.

Phase 2 – Later living, consented for 43 1-3 bedroom apartments, and a planning application to vary this to 16 3-4 bedroom houses. McCarthy and Stone submitted an application for 36 units, limited to 3 storeys. Proposed start date of June 2024 subject to planning and a deed of variation to the S106.

Phase 3 – No proposed changes to the 27 apartments in the mill building with a commencement date of May 2024. There is an agreed revised contribution to the Heritage Group.

Phase 4a – Phase 4a Commercial Hotel - Struggling to find a national operator as no demand for boutique hotels with only 12 bedrooms, operators require 20-30 rooms and with £3M conversion costs not commercially viable.

Phase 4b - Conversion of Brunel Building to offices and training suite – £2.4M conversion cost, generates a negative land value and not commercially viable.

Proposal to change Phase 4a / b to 2 town houses and 18 apartments.

Phase 5 – 4 offices and 2 retail units in the link building (new build) - generates a negative land value and not commercially viable.

Proposal to change this to 4 town houses with integrated garages.

Phase 6 – Restaurant in the Engine House with 100 covers - not commercially viable and 100 car parking spaces not achievable on site.

Proposal to change this to mixed use building with 15 offices, hot desk working space, café for 20-25 covers, new 1000 sq ft gym for office workers and residents. Burrington Estates have successfully delivered this at Winslade Park in Exeter.

Members queried what was on offer to the wider community now that the project proposals are altering the masterplan to remove a large quantity of the commercial to residential, and a gym exclusively for the offices and residents. In particular they were very disappointed to see the hotel proposal being removed. They enquired if the area for the hotel could be extended as Ivybridge does need a hotel and this was an important aspect of the development. Mr Quincey advised that there are constraints for planning permission of listed buildings, however these are currently proposals and he would take these comments back. As part of the planning process they will need to demonstrate their attempts to market the boutique hotel and the other commercial aspects. They need to re-masterplan the site to make the project viable but still deliver a high quality, mixed use development.

The Heritage Group stated that their negotiations with Burrington Estates were still no further forward after 10 years, and with no direction they are losing valuable heritage projects due to no location. They also queried the condition of the greenhouse. Mr Quincey advised that there had been issues with the mosaic floor, plus they are now manufacturing new timber for the structure.

The member of public commented that the vehicular access is poor and was concerned if all traffic, estimated at 200 vehicles, would be

using Station Road. Mr Quincey confirmed that the commercial traffic would access via Harford Road.

The meeting enquired if a press release would be made about the mill's future as the public were naturally concerned following the recent news article that Burrington Estates Ltd would cease trading and sell off undeveloped sites. Mr Quincey reassured the meeting that a press release would be issued soon.

The meeting thanked Mr Quincey for attending and providing an update on the project.

Cllrs Steele, Dommett, Munoz, Mr Quincey, Mrs L Thatcher and the member of the public left the meeting at 7.06pm.

PL23/062 **INTERESTS TO BE DECLARED:** No interests were declared.

PL23/064 **MINUTES:** The Minutes of the Planning & Infrastructure Committee meetings held on 27 November 2023 were confirmed as a correct record and were duly signed.

PL23/065 **DRAFT BUDGET 2024/25:** A draft budget to recommend to Policy and Resources Committee was considered (copy previously circulated).

It was **RESOLVED** to agree the draft budget for 2024/25 and to recommend this to the Policy and Resources Committee.

PL23/066 **APPEAL DECISION:** The appeal decision for 1 Allens Road, Ivybridge, PL21 0PW was received (copy previously circulated).

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

The meeting closed at 7.15pm

Signed:

Date: 8 January 2024