

IVYBRIDGE TOWN COUNCIL

Minutes of the Meeting of the Planning & Infrastructure Committee held in the Town Hall on Monday 11th September 2023 at 6pm

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

In attendance: Jonathan Parsons (Town Clerk)
Kevin Ball – Palladium Building Supplies
6 members of the public

There was a 15 minute public participation session

PL23/032 **APOLOGIES:** Apologies were received from Cllr T Rea as he was away.

PL23/033 **INTERESTS TO BE DECLARED:** Cllr Hladkij declared an interest in 2261/23/HHO and so would take not part in the discussion or decision.

PL23/034 **MINUTES:** The Minutes of the Planning & Infrastructure Committee meetings held on 14th August 2023 were confirmed as a correct record and were duly signed.

The Committee resolved to discuss PL23/038 application 2306/23/FUL at this point, and then return to the agenda as published.

PL23/038 **PLANNING:** The following planning applications were considered:

2306/23/FUL Change of use from sale of motor vehicles to sale of building supplies and associated works – Ivybridge Motors, Fore Street, Ivybridge, PL21 9AE.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/232306>

SUPPORT – The Committee considered the numerous objections from the public, but had to balance these with material planning considerations and the information supplied in the application, responses from the applicant on the SHDC planning website and the information supplied by the speaker in support of the application during Public Participation. The main concerns raised included the appearance, deliveries to site and general traffic.

There is a precedent for deliveries as this site has long been used for commercial purposes including a petrol station, convenience store and car showroom, all requiring deliveries up to and beyond the size of vehicles to be used by the applicant. The unloading of

deliveries will be taking place on site, not the road, and so it was felt this would not have a significant impact on traffic or parking. Many items are delivered infrequently, some only 3 or 4 times a year. The addition of a marked yellow vehicle exclusion path for pedestrians accessing the doctors surgery was welcome. It was understood that only the local customer delivery vehicle (up to four times a day), staff, plus the forklift, will be accessing the back area.

Traffic for the previous uses of the site would not have been insignificant, plus as the applicant is already in Ivybridge, the overall town traffic levels, including on Western Road and the Western Road/Fore Street/Marjorie Kelly Way roundabout should not be significantly affected. There is also on-site parking for staff (although many walk to work, another reason the applicant wants to stay in the town) and parking on site for the delivery vehicle.

The Committee felt the planning authority should request a revision or impose a condition to make the fencing more attractive and in-keeping with the streetscene, either through design and appearance eg style/colour of fencing, or the addition of attractive signage, planting scheme, community use eg noticeboard, art work etc. The Committee were pleased that an adjustment had already been made to protect the view of Western Beacon for residents in Grosvenor House. It was understood the fencing is essential not only for security but health and safety and so could not be omitted. It was also recognised that a well-maintained visually enhanced fence would be more attractive than a derelict site.

It was also noted that the application may result in 2 or 3 additional jobs at the site, on top of those transferred from the applicant's current site.

At this point the Committee returned to the published agenda order

PL23/035 **HEDGE AND TREE MATTERS:** To consider the following application for tree works:

2852/23/TPO T1: T1: Birch - Fell & replant due to tree being dead – 5 Nirvana Close, Ivybridge, PL21 0AP.

<https://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/232852>

SUPPORT

PL23/036 **For Notification Only**

HIGHWAY MATTERS: To receive a Devon County Council Notice of temporary prohibition of through traffic affecting Station Road, Ivybridge on Monday 23 October 2023 to enable manhole level installation.

PL23/037 **For Notification Only**

APPEAL: To receive a copy of a letter from HM Inspectorate to Head of Development Management at South Hams District Council notifying the confirmation of a valid appeal for 1491/22/HHO 1 Allens Road, Ivybridge, PL21 0PW

PL23/038 3664/22/FUL Single storey front extension and internal alterations – Highlands Health Centre, Fore Street, Ivybridge, PL21 9AE.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/223664>

SUPPORT

2261/23/HHO Householder application for proposed front and rear extension with minor internal alterations – 13 Savery Close, Ivybridge, PL21 0JR.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/232261>

SUPPORT

2733/23/VAR Application for variation of condition 3 (approved drawings) of planning consent 27/1336/15/F (part retrospective) – Stowford Mill, Harford Road, Ivybridge, PL21 0AA.

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/232733>

OBJECT – There has been no engagement with the Town Council Planning Committee by the applicant since May 2021 despite this being a major development in the town despite requests from officers. The masterplan is being slowly altered from the original proposal initially put to the Council. The Council only became aware of this particular application by accident by having sight of communication by the applicant with a neighbour. An urgent site meeting is requested with the applicant and SHDC Development Management to fully understand and discuss the current situation. There are two concurrent applications running – this one and 0544/21/FUL. The applicant needs to decide which one to progress, and demonstrate clear justification for this. Currently the extant application, and these new applications have contradicting arguments for the variations including massing and views of listed and historic buildings.

The meeting closed at 7.15pm

Signed:

Date: 11 September 2023

Public participation – 6pm - 6.15pm

Kevin Ball spoke in support of application 2306/23/FUL and answered clarification questions from the committee.

They had considered other sites but none provided the opportunity to expand their business like this one – as it includes a yard as well as undercover storage and showroom to enable kitchen and bathroom showrooms and retail opportunities, as in Kingsbridge.

The current site does not allow them to carry the level of stock to maintain their business and they may even need to keep the current site as storage.

They want to bring people to the town centre, and customers will be more likely to pop and shop to Fore Street than if they were visiting the current site.

Staff are all local with many walking to work so want to maintain a town centre location to reduce number of car journey and length of car journeys.

The site is now being consistently vandalised, broken into, and graffitied, highlighting the need to get the site back into use as soon as possible, and secure.

They have considered the impact of the fence and have reduced the height in places where possible to maintain Grosvenor House residents view of Western Beacon, and will consider any proposal for changing the appearance including colour, planting etc.

There could be 2 or 3 jobs created to deal with the additional space which would be jobs for local people.