

**Minutes of the Meeting of the Planning Committee of St Ives Town Council  
held in the Town Hall on 27<sup>th</sup> March 2024, 7:00 pm**

**Present:**

Vice Chair: M Gleadow

Councillors: J Tiddy, C Morgan, A Thompson, R Chapman

**In attendance:**

Democratic Officer: A Childs  
Two Members of the public

**PL105.00 APOLOGIES FOR ABSENCE**

Apologies were received and approved from Councillors N Wells and J Kerr (HDC Work Commitments).

**PL106.00 DECLARATIONS OF INTEREST**

None.

**PL107.00 PUBLIC PARTICIPATION**

A local resident spoke in opposition to the planning application in **Agenda Item PL109.01 (Church Hall, Ramsey Road)**, pointing out the lack of other suitable smaller venues in the town and the lack of support from senior clergy at the Diocese of Ely. The resident encouraged the Committee to consider refusal of the application.

The Chair of the Flood Action Group (FLAG) informed Members that the group is now affiliated with the Local Resilience Forum (LRF) which seeks to promote resilience in the community. At a recent conference there was discussed a need for venues to serve as warm spaces; the Chair of FLAG suggested the hall in **Agenda Item PL109.01 (Church Hall, Ramsey Road)** could serve as a useful venue due to its smaller size and central location.

The Vice Chair thanked both members of the public for their comments.

**PL108.00 MINUTES**

Councillor R Chapman noted that the reference to 'sod' in **Agenda Item PL104.5** should state SUDS (sustainable drainage systems); and **Agenda Item PL104.3** it should refer to rainwater collection systems rather than storage on the roof (SUDS).

The clarifications were written on the minutes to be signed.

**RESOLVED:** that, subject to the above amendments, the Minutes of the meeting held on 13<sup>th</sup> March 2024 were agreed as a correct record and signed by the Vice Chair.

**PL109.00 PLANNING APPLICATIONS**

**PL109.01** 23/01699/FUL

Description Conversion of existing church parish hall to 3 residential units (Use Class C3).

**The Church Hall, Ramsey Road, St Ives**

**RESOLVED:** Recommend refusal on the grounds of the impact on the community due to the loss of a valuable community facility. The Committee has concerns about the lack of other smaller

Chairman's  
Initials

affordable venues within the town, additionally its central location and size make it a unique and valuable asset for St Ives. Concerns over impact on the food bank operation were also raised. Regarding the application, members noted the lack of parking for potential residents of the proposed residential units in the application and concerns by adjoining occupiers from being overlooked. Concerns were expressed regarding its proximity to Holt Island Nature Reserve and the lack of consideration for biodiversity, e.g. lack of swallow boxes. In summary, the Committee recommends refusal on the basis of the loss of a community facility and encourages the Church to draw up a business plan to revitalise the hall and enable it to become a self-sustaining venue to be an asset to the community. Refusal is also recommended due to the lack of car parking, loss of privacy for adjoining occupiers and inadequate fencing, as issues raised by neighbours.

**PL109.02** 24/00321/FUL

(Retrospective) Planning Application for the change of use of General Industrial (B2) to Gymnasium (E (d)) along with parking and other associated works.

**5 Caxton Road, St Ives**

**RESOLVED:** Recommend approval subject to the incorporation of permeable surfaces for any potential future parking spaces. The Committee supported the concept of transforming an industrial unit into a gymnasium for health and lifestyle purposes.

**PL109.03** 24/00381/HHFUL

Erection of Double Garage.

**35 Ansley Way, St Ives**

**RESOLVED:** Recommend approval subject to the incorporation of sustainable drainage system (SUDS) within the landscape to compensate for the footprint of the building, to hold back some water and discharge it at a limited rate – to allow slow water run-off. Another suggestion was made for a green roof. The Committee noted several other neighbouring properties have double garages in the vicinity, therefore this application request is not out of character in the location.

**PL109.04** 23/00030/FUL

Change of use of annexe to a Sui Generis use for standalone tourist/short term accommodation.

**14 West Street, St Ives**

**RESOLVED:** Recommend refusal on the grounds of safety and potential impact on quality of life to occupiers of neighbouring properties; because of the shared access, causing disturbance when the property is accessed and used by visitors.

**PL109.05** 24/00487/HHFUL

Erection of extension to provide living accommodation.

**15 Rookery Close, St Ives**

**RESOLVED:** Recommend approval subject to the implementation of sustainable drainage systems (SUDS) due to the plot's presence in Flood Zone 2. The committee would also welcome provisions that the extension is not used for future short-term rental accommodations (e.g. Airbnb).

The meeting concluded at 7.36 pm.

Chair:.....

Dated: 10<sup>th</sup> April 2024

Chairman's  
Initials