

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held via Zoom on Wednesday 3 March 2021**

Present:

Chairman: Councillor N Dibben

Councillors: J Tiddy, P Hussain, N Wells, C Smith, J Davies, C Smith

In attendance:

Amenities Manager: C Allison

Committee Clerk: S Rawlinson

PL82.00 APOLOGIES

Apologies were received from Councillors T Drye, D Rowe and J Pallant (Personal) and the Town Clerk (ill health).

PL83.00 DECLARATIONS OF INTEREST

Application 21/00256 – All Members – Other interest as the Council is the owner of the adjacent Corn Exchange.

PL84.00 PUBLIC PARTICIPATION

Application 21/00292/s73 – A resident from Houghton Road expressed concern at the further time extension sought by Barratt Homes to complete the Spires estate. He requested the Committee to support his proposals that the haul road should close as soon as the final HGV delivery proven to require use of the haul road is made to the site and not later than May 18. Also, that the Barratt programme of works to be completed, dated 2/4/21, is closely monitored by HDC planners to ensure its achievement.

The Civic Society of St Ives made the following comments:

Application 21/00241 – 50 Fairfields - Whilst unusual in the area the Society makes no comment on the sideways jetty of the first floor. We will be pleased, however, if a condition is applied to any permission to require refuse bins be stored to the rear of the property.

Application 20/02498 – 23 High Leys - The revised Existing and Proposed Block Plan shows a satisfactory design, so long as the existing garden storage area is reduced as detailed.

Siting of bus stop near Golf Course development - The original Transport Assessment refers to the Garner Drive bus stops being 350 and 390m distant from the centre of the development. This conveniently steps around the fact it is a recommendation the maximum walking distance should be within 400m. The case for additional stops nearer to the Hill Rise junction is clear.

PL85.00 MINUTES

The Minutes of the Meeting held on 24 February 2021 were confirmed as a correct record and would be signed by the Chairman in due course.

PL86.00 PLANNING APPLICATIONS

Consideration was given to the following applications:

Chairman's
Initials

21/00292/s73

Application to amend Condition 1 of permission 19/00597/S73 to allow temporary use until 18th May 2021
 Land at former Golf Course
 Houghton Road
 St Ives

RECOMMENDATION:**Approval Subject to**

The haul road closing as soon as the final HGV delivery *proven* to require use of a haul road is made to the site, and no later than May 18.

The Barratt programme of works to be completed. dated 2/4/21, is closely monitored by HDC planners to ensure its achievement. The Developer should be required to provide a detailed programme for deliveries and updates against the programme

21/00086/FUL

Single storey rear extension
 14 The Waits
 St Ives

RECOMMENDATION:**Approval**

Appropriate scale of development
 No adverse effect on the street scene

21/00235/FUL

Erection of a garden building for use as sauna and hobby room/workshop
 91 Green Leys
 St Ives

RECOMMENDATION:**Approval**

Subject to the building not being used as a separate dwelling
 Appropriate scale of development
 No adverse impact on the street scene

21/000241/FUL

Single storey rear extension, first floor side extension, replacement porch roof, replacement of tiled cladding and rendering
 50 Fairfields
 St Ives

RECOMMENDATION:**Approval**

Appropriate scale of development
 In keeping with other extensions in the area

21/00256/FUL and 21/00245/LBC

Conversion of the former Nat West building to Restaurant, cafe, hot food takeaway (Class E), including restoration of the banking hall, erection of a single storey extension and external store building, and reconfiguration of fire escape
 2 The Pavement
 St Ives

RECOMMENDATION:**Deferral**

There is insufficient information on how deliveries will be managed

No details on bin storage

Concerns that the changes to the rear will impede access for emergency services, particularly the fire service accessing the adjacent Corn Exchange

Confirmation needed that rainwater and waste drainage provision is adequate and accepted by the utility companies

The proposed outdoor seating area should be subject to time and noise limits to protect adjacent residents

It is noted that owners of adjacent properties did not receive notice of this application

21/00261/TREE

G1 - 2 x Apple Trees - 1. Crown clean by removing any dead, diseased, poorly formed or rubbing branches. (Any larger structural branches which may be rubbing should be left due to structural support from inosculation). 2. Crown reduce by removing up to 1m (3ft) where necessary to reshape and balance to prevent limb failure. T1 - Ash Remove any major deadwood. The two lowest limbs projecting towards the lawn area to be reduce in length by approx 2-3m to prevent limb failure

1A Greenlands Court
Houghton Road
St Ives

RECOMMENDATION:**Approval**

Extent of works to be agreed with the Arboricultural Officer

21/00409/TREE

Works to protected ash tree
10 Rookery Close
St Ives

RECOMMENDATION:**Approval**

Extent of works to be agreed with the Arboricultural Officer

PL87.00**NEW BUS STOP NEAR TO GOLF COURSE DEVELOPMENT**

Consideration was given to possible locations for the siting of a bus stop near to the Golf Course development.

It was considered that the preferred location would be on Houghton Road itself and a bus lay-by created. It was understood that plans to review the Hill Rise junction were proposed.

Other possibilities might be to move the existing bus stop on Hill Rise closer to the traffic lights junction or place a bus stop on the other side of the Hill Rise junction.

The Chairman agreed to summarise the above options in more detail and provide a report to the next meeting.

RESOLVED:

that a report be provided to the next meeting for further consideration.

Chairman's
Initials

PL88.00

DEVELOPMENT MANAGEMENT COMMITTEE

Application 20/02498/FUL – 23 High Leys

This application was to be discussed at DMC on 15 March. The Committee had previously deferred comment until details of how the extension would fit in with surrounding properties was provided. The information had now been made available.

RESOLVED: that HDC be informed that the Committee now recommended approval of the application.

Houghton Grange Ph 2 development

The Chairman informed members that a consultation on the development was now running. The Committee Clerk would send members a link to the appropriate website.

Chairman:

Dated:

Chairman's
Initials