

Minutes of the Meeting of the Planning Committee of St Ives Town Council held via Zoom on Wednesday 24 March 2021

Present:

Chairman: Councillor N Dibben

Councillors: J Tiddy, P Hussain, N Wells, C Smith, C Smith, J Pallant (ex officio)

In attendance:

Amenities Manager: C Allison

Committee Clerk: S Rawlinson

COUNCILLOR JOHN DAVIES

The Meeting began with a one minute silence for reflection on the life of the late Councillor Davies who had served as a Member of the Planning Committee for many years.

PL89.00 APOLOGIES

Apologies were received from Councillors T Drye and D Rowe (both Personal).

PL90.00 DECLARATIONS OF INTEREST

Application 21/00219/FUL – All Members – Other non pecuniary interest as the agent is a tenant of the Town Hall.

Application 21/00415/FUL – Councillor N Wells – non pecuniary interest as a member of the Church congregation.

PL91.00 PUBLIC PARTICIPATION

Application 21/00415/FUL – A Warden of All Saints Parish Church informed members that the Parochial Church Council had applied several years ago for consent to demolition of the building and replacement with five dwellings. Although approved by the Town Council, HDC had refused the application which was now amended and re-submitted.

The Hall had been out of use for several years and was in need of major structural and refurbishment work. There was little demand for a hall facility now as there were several better equipped venues in the town.

The proposal was to retain the cottage and convert the hall into three new dwellings. The façade will remain largely unchanged and would have minimum impact on the site.

The Civic Society of St Ives made the following comments:

Application 21/00205 – Broad Leas Court – On the face of it a reasonable and routine application, in some circumstances this would not be a matter for Planners. However, the Society cannot support a proposal for the widespread use of uPVC replacements in a building where many occupants may have reduced mobility and other health issues. It is recognised that burning uPVC gives off toxic fumes and drop lumps of burning plastic. These risks should not be introduced into a property housing many people.

Application 21/00415/FUL – All Saints Church Hall - Apart from a lack of clarity regarding the extent, if any, of proposed work to the existing unit 4b, and the lack of knowledge of the origins of the original building this application offers the chance to bring the building back to life. The Society believes the application has merit.

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Application 21/00423/FUL – 21 Houghton Road - This very large extension is seeking to maximise the use of the available site. Apparently to the exclusion of easy access around the side of the property. The Society consider the minimum useable width of access should be 1 metre and also a condition to require a storage site for rubbish bins to be provided to the rear of the property.

Application 21/00219/FUL – 2 Forsythia Way - This is a large extension on a small site, the Society consider it to be overdevelopment. However, should the proposal be accepted we will be pleased if a condition is included to require the provision and use of a suitable bin store at the front of the house.

Additional Bus Stops near the Spires development - Whilst bus stops in area A would accommodate all routes it is likely this would require land purchase, so only become realistic as part of a larger road improvement scheme. The Society considers location B is too far to offer any benefit to Spires residents, given the added requirement to cross Houghton Road. Stops in area C at location a) offer convenience but only becomes realistic if all services were to service the stops.

PL92.00 MINUTES

The Minutes of the Meeting held on 10 March 2021 were confirmed as a correct record and would be signed by the Chairman in due course.

PL93.00 PLANNING APPLICATIONS

Consideration was given to the following applications:

PL93.01 21/00205/FUL

Replace existing brown timber painted windows, doors, fascias and soffits with brown upvc
Broad Leas Court
Broad Leas
St Ives

RECOMMENDATION: Approval
Appropriate use of materials
In keeping with the original fascia

PL93.02 21/00311/CLED

Transfer from use A1 to office B1 class
Unit 1 Quay Court
St Ives

RECOMMENDATION: Approval
Maintaining the use of the premises is welcomed
No physical change to the exterior

PL93.03 21/00451/FUL

Conversion of existing church parish hall into four residential units
The Church Hall
Ramsey Road
St Ives

RECOMMENDATION: Approval
The return to use of a disused building is welcomed

Chairman's
Initials

A solid fence would be preferable to the chain link proposed on the south side between the site and adjacent housing

The use of obscure glazing on the upper level windows is required to prevent over-looking
The Committee seeks confirmation of landscaping details and would wish to see a permeable surface to allow water drainage

Details of external lighting requested, this should not create light pollution to adjacent properties
Would wish to see native planting and insect friendly plants

PL93.04**21/00423/FUL**

Two storey side and single storey rear/side extension
21 Houghton Road
St Ives

RECOMMENDATION:**Approval**

Appropriate scale of development for a large site
Changes to front façade are considered acceptable and appropriate for the area

PL93.05**21/00498/TRCA**

Main stem of the oak tree is too close to the garage and the bow has grown heavily leaning to one side. The roots causing the driveway to uplift, which could cause damage and subsidence to the garage in the near future. (Oak T1). Fell to as close to ground level as possible
Backwater House
The Drive
St Ives

RECOMMENDATION:**Approval**

Would wish to see a replacement tree planted

PL93.06**21/00581/TREE**

T1 - Beech - Cut back by 3m on the property side due to serious issues, including fire hazard issues with squirrels. T2 - Horse Chestnut - Minor crown lift (by 1.5m) of the branches on the building side to deter squirrels jumping to the building T3 - Lime – Re-pollard to previous pollard points (essentially a standing stick for the same reason as above T5 - Sycamore - Cut back by 3m on the property side due to serious issues, including fire hazard issues with squirrels
1 Broad Leas Court
Broad Leas
St Ives

RECOMMENDATION:**Approval**

Extent of works to be agreed with Arboricultural Officer

Chairman's Initials

PL93.07 **21/00583/CLED**
 Proposed loft conversion with rooflights
 1 Bury Way
 St Ives

RECOMMENDATION: **Approval**
 Appropriate scale of development
 No adverse impact on street scene

PL93.08 **21/00219/FUL**
 Part 2 storey side extension and first floor rear extension
 2 Forsythia Road
 St Ives

RECOMMENDATION: **Refusal**
 Overdevelopment

PL94.00 **NEW BUS STOP NEAR TO GOLF COURSE DEVELOPMENT**

Members were in receipt of report compiled by the Chairman detailing three possible locations for the siting of a new bus stop.

It was generally agreed that Option C was preferable but would require a more regular bus service. The Chairman agreed to update the report recommending the above option subject to the bus companies agreeing to run additional buses along that route.

- RESOLVED:**
- PL94.01** that Option C be agreed as the preferred option
 - PL94.02** that the report, once updated, be sent to the County and District Councils and the Combined Authority Mayor for consideration and comment
 - PL94.03** that a **Recommendation** be made to Council for the use of CIL funds for provision of a new bus stop

PL95.00 **HOUGHTON GRANGE PHASE 2**

Consideration was given to the Homes England consultation on the Houghton Grange site.

Members agreed that the proposal put forward by Houghton & Wyton Parish Council for a development with a smaller number of properties and greater protection of green spaces was preferable.

RESOLVED: that a reply be sent to Homes England that a development more in line with the Houghton & Wyton proposals would be preferable.

PL96.00 **DEVELOPMENT MANAGEMENT COMMITTEE**

There were no matters relating to St Ives.

Chairman's
Initials

Chairman:

Dated: