

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held via Zoom on Wednesday 28 April 2021**

Present:

Chairman: Councillor N Dibben
Vice Chairman: Councillor D Rowe
Councillors: J Tiddy, C Smith, N Wells, P Hussain, J Pallant (ex officio)

In attendance:

Deputy Clerk: C Allison
Democratic Officer: S Rawlinson

PL104.00 APOLOGIES

An apology for absence was received from Councillor T Drye (Personal).

PL105.00 DECLARATIONS OF INTEREST

Application 21/00616 – Councillor D Rowe – non pecuniary interest as an acquaintance of the Consultants.

Application 21/00563 – Councillors N Dibben, D Rowe, J Pallant, P Hussain – non pecuniary interest as acquaintances of a resident objecting to the application.

PL106.00 PUBLIC PARTICIPATION

The Civic Society of St Ives made the following comments:

Application 18/02726 – Former car showroom, London Road - The new scheme is generally welcome, a fresh and comprehensive approach to the site.

However, the Society has concerns about the extent of on-street parking, and the lack of rear access to at least plot 10. We shall be pleased to see the removal of the gated vehicular and pedestrian access to the majority of the plots as well as the gated parking area behind plot 21. Gates are socially divisive and, whilst the application demonstrates large vehicle access, the gated access may lead to refuse lorries not accessing the site as well as deliveries being delayed. On other developments signage is used to limit opportunist parking, (which may be the applicants concern), signage must be preferable to the disadvantages of gates. The intent of one of the Gaskeepers' Cottages to close off the street scene is lost if curious visitors are not able to enter the site.

The design of both cottages has changed considerably from the concept in the Design and Access Statement addendum. Are the cottages still raised above the surrounding ground? The lack of on-plot parking to Terrace 1 will, we feel, result in on-street parking on London Road by house owners as well as drivers wishing to avoid all day parking charges.

Application 21/00067 – 33A The Broadway - The Society welcomes this proposal so long as the glazing bars are as narrow as possible.

Application 21/00227 – 4 Bridge Street - Whilst the proposed use of the building is acceptable the new facias and signage, whilst not the subject of this application, is considered to be out of place in the conservation area.

Application 21/00563 – 3 Acacia Avenue - It is hard to understand this application without further fully dimensioned drawings, showing the relationship with the existing neighbour's garage. We consider the proposed roofline is unsatisfactory, a new flat roof would be more in keeping with neighbouring properties.

If permission is granted we shall be pleased if a condition is applied to require bin storage to be included and that the extension may not be sublet.

Application 21/00616 – 27 Constable Road - The loss of the existing garage results in a very unsatisfactory onsite parking proposal, to the detriment of the street scene. The Society considers the retention of one garage space would be preferable.

Application 21/00717 – 23 Oak Tree Close - The Society consider the low pitch of the roof will look 'wrong', especially from the adjacent cul-de-sac.

If permission is granted we shall be pleased if a condition is applied to require bin storage to be out of site from passers by and that the extension may not be sublet.

Application 18/02726 – Former Car Showroom, London Road

Representatives of the applicant, Mr James Croucher and Mr Jason Leonard of Lochailort provided Members with an update on their application.

Problems had been experienced with the Environment Agency which had held up progress. The Agency's objections had now been withdrawn and they were happy for the project to proceed. A soil investigation had been conducted which had been signed off by the Environmental Health Officer.

The new site layout addressed previous concerns about design and conservation. HDC Conservation officers were keen to keep a linear building line. Gates had been added in to make the estate more private.

Application 18/02726 – Former car showroom, London Road

A resident whose property bordered the site expressed her concerns about vandalism. The plans contained no detail about ground levels over the site. Mr Croucher of Lochailort informed the resident that he would directly send her information on the proposed levels and this information would be incorporated into the planning application.

PL107.00 MINUTES

The Minutes of the Meeting held on 14 April 2021 were confirmed as a correct record and would be signed by the Chairman in due course.

PL108.00 DELEGATION OF AUTHORITY

It was noted that from 6 May virtual meetings would not be permitted. In order to ensure that planning applications were commented on in due time, it was proposed as an interim measure that the practice used during the last lockdown be reinstated, ie applications were circulated to members for comment and summarised by the Chairman before sending to HDC.

RESOLVED: that the previous system of delegation be reinstated as an interim measure until more information was received about the holding of meetings.

PL109.00 PLANNING APPLICATIONS

Consideration was given to the following applications:

PL109.01 18/02726/FUL

Phased residential development of 49 dwellings with access, parking landscaping and associated works
Former Car Showroom
London Road
St Ives

Chairman's
Initials

RECOMMENDATION: **Approval Subject to**
Removal of permitted development rights
Removal of the proposed pedestrian gates

PL109.02 **21/00067/LBC**
To replace existing 4 sash windows on front of building
33A The Broadway
St Ives

RECOMMENDATION: **Approval**
Appropriate replacement

PL109.03 **21/00227/FUL**
Change of use of travel agents (Use Class E) to tanning shop (Sui Generis)
4 Bridge Street
St Ives

RECOMMENDATION: **Approval**
No noticeable change to the exterior of the premises

PL109.04 **21/00445/FUL**
Residential conversion of existing offices to form two dwellings
4-5 Free Church Passage
St Ives

RECOMMENDATION **Approval**
Appropriate return to previous residential use
Limited impact on external elevations

PL109.05 **21/00563/FUL**
Part demolition of existing garage. Construction of rest of garage to extension of existing bungalow
3 Acacia Avenue
St Ives

RECOMMENDATION: **Deferral**
Until drawings of good quality are provided which illustrate properly the impact of the proposed development

PL109.06 **21/00616/FUL**
Proposed first floor side extension over existing kitchen/garage and rear single storey extension to rear
27 Constable Road
St Ives

RECOMMENDATION: **Approval Subject to**
Removal of the parallel parking space to the front

PL109.07 **21/00717/FUL**
 Single storey side extension + pitched roof over porch
 23 Oak Tree Close
 St Ives

RECOMMENDATION: **Approval in principle Subject to**
 Provision of a site plan to indicate the impact of
 the development on surrounding premises

PL109.08 **21/00779/TREE**
 Weeping Willow - Reduce height and spread by 3-4m back to outer pollard
 points, shape and balance, remove deadwood throughout crown. Reason –
 cyclically maintenance of established pollard heads to prevent increasing risk of
 pollard heads breaking out
 93 Ramsey Road
 St Ives

RECOMMENDATION: **Approval**
 Extent of works to be agreed with the
 Arboricultural Officer.

PL109.09 **21/00837/s106**
 Amend Clause 4.13 of the Section 106 Agreement date 19th December 2006
 made between Huntingdonshire District Council and Cambs County Council to
 remove wording following 'Planning Obligations' in the second line of clause
 9 Clark Drive
 St Ives

RECOMMENDATION: **Observation**
 The Town Council wishes to see provision of
 affordable housing on that site maintained.

PL110.00 **APPLICATION 21/00310/FUL: ERECTION OF SILOS, BATCHING PLANT INCLUDING SUPPORTING
 STRUCTURE AND EXTERNAL STAIRS AND ASSOCIATED WORK IN CONNECTION WITH AN
 EXISTING PRODUCTION BUILDING: MARSHALLS PLC**

Members had no further comment to make on this application.

PL111.00 **DEVELOPMENT MANAGEMENT COMMITTEE**
 The Chairman had attended DMC on 19 April where applications 20/01209/FUL and
 20/01205/LBC – Extension to rear of 5 Crown Street was discussed.

The Planning Committee had recommended approval of this application but HDC had refused
 on the grounds that the applicant had not completed a sequential test for flooding.

The decision to refuse was upheld by the DMC.

The Chairman indicated that members should check the flood map on future developments to
 ensure that this measure was taken.

Chairman's
 Initials

Chairman:

Dated: