

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held via Zoom on Wednesday 13 January 2021**

Present:

Chairman: Councillor N Dibben

Vice Chairman: Councillor D Rowe

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

In attendance:

Councillor: C Smith

Abbey Group: Mr D Mead, Mr A Brand

Committee Clerk: S Rawlinson

PL51.00 ABBEY RETAIL PARK, HARRISON WAY

Representatives of the Abbey Group informed Members that their proposal was for a small shop, Class E, of 34 sq m. The application had been submitted some time ago and no objections had been received from residents or consultees. The unit would have the same hours of business as surrounding premises, closing at 10 pm.

They informed Members that their site had been affected by the flooding and that they had spoken to the Environment Agency and offered to clear fallen trees near the site. They were looking at reinforcing and raising the floor level of the unit. Development of the site had not been instrumental in the flooding of neighbouring properties.

The Chairman thanked Mr Mead and Mr Brand for attending the meeting.

PL52.00 APOLOGIES FOR ABSENCE

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

PL53.00 DECLARATIONS OF INTEREST

Application 20/02415 and 02416 – Councillor D Rowe – non pecuniary interest as an acquaintance of the applicant.

Application 20/02343 – Councillors N Dibben, D Rowe and J Tiddy – non pecuniary interest as acquaintances of the applicant.

PL54.00 PUBLIC PARTICIPATION

Application 20/02206/FUL – Priory Road Sub Station - A representative of the agents, Barfords, informed Members that the intention was to erect a new purpose-designed building on the site of the sub station in Priory Road. The building would be slightly taller and much bigger. It would be clad with better materials to blend into the landscape. Permission existed for a dwelling on the site and a flood risk assessment and ecology and tree report had been submitted.

The Civic Society of St Ives made the following comments:

Application 20/02104 – Abbey Retail Park - There are currently a range of shop units available in the Town Centre, including a recently converted unit. The vitality of the town centre should take priority over a new out of town development, especially when similar sized units are already available.

Furthermore, the information and conclusions contained in the various Flood Risk Assessments for earlier units on this site, which Assessments are relied on for this application, now require to be revisited in light of the recent flood experienced at this site. Rather than assessing the site to have a 1 in a 1,000 years probability of flood risk, a rate of 1 in 30 years has been shown to be more realistic. The Society consider the application should be refused.

Chairman's
Initials

Application 20/02343 – 5 Virginia Way - Whilst tall and very tall hedges have grown up in Virginia Way this is the first fence. The Society consider it is likely covenants controlled both hedges and fences. The necessity, or desire for this fence is not explained and the colour is overbearing. Furthermore there is already a hedge on the boundary.

The Privacy Screen shown in the application has been removed, this appears to have been incongruous, again no explanation has been given. If the intention is to save the householder from cutting and trimming the hedge a lower fence would suffice, although the Society would prefer the fence free nature of the street scene to remain.

Application 20/02206 – Sub Station, Priory Road - In comparison with the previous application for this site, which the Society welcomed in general, this is now a large and incongruous proposal. The Snug could be a fifth bedroom.

The Planning and Heritage Statement omits, in para 2.20 to mention the nearby permissive path immediately to the south of the Chub Stream on The Holmes. The statement also plays down the visibility of the proposed building and exaggerates that of the existing building. Without doubt the new proposal will be much more visible than the previous, approved, application. The Society consider this to be unacceptable development of the site.

Application 20/02452/S73 – Cromwell Place Surgery - The intention is to remove the proposed privacy louvres from four windows and replace the clear glass with a very white opaque glass. Whilst this may achieve the desired level of privacy it will result in a jarring exaggeration of the selected windows whilst leaving others unaffected. There has to be a better solution. This application for a building in a very prominent position within the town should be refused.

PL55.00

MINUTES

The Minutes of the Meeting held on 9 December 2020 were agreed as a correct record and would be signed by the Chairman at a future date. Members noted that the meeting scheduled for 16 December was not held.

PL56.00

PLANNING APPLICATIONS

The Chairman advised Members that time extensions on the planning applications received so far had been granted until January.

The following applications were considered by the Committee:

PL56.01

20/02104/FUL

Erection of a single storey building for Use Class E (shop) forming an additional unit to the Abbey Retail Park
Abbey Retail Park
Harrison Way
St Ives

RECOMMENDATION:

Deferral requested

The Committee would wish to consider this application once a review of flooding measures has been undertaken.

The applicant is willing to review aspects of the design in the light of recent flooding in St Ives to ensure nothing associated with the site would make neighbouring residential flooding worse.

PL56.02

20/02343/FUL

Retrospective planning permission requested for the erection of fencing to 2.10m high to the boundary of the property. Retrospective planning permission to erect privacy screen attached to fence
5 Virginia Way
St Ives

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RECOMMENDATION:**Approval**

Appropriate fence. It is noted that the privacy screen has been removed.

PL56.03**20/02347/FUL**

Single storey rear extension to the rear
15 Rushington Close
St Ives

RECOMMENDATION:**Approval**

Appropriate scale of development
In keeping with property designs in the
Neighbourhood

PL56.04**20/02364/FUL**

First floor rear extension to dwelling
Oakdale
3 The Drive
St Ives

RECOMMENDATION:**Refusal**

The balcony would cause privacy issues of overlooking.
The Committee would accept a similar application which excluded the balcony.

PL56.05**20/02409/FUL**

Side and rear single storey extension, new doorway and window
Bramley Cottage
Nicholas Lane
St Ives

RECOMMENDATION:**Approval**

Acceptable development for a town centre location.
The Committee notes the concerns of neighbours about loss of daylight.

PL56.06**20/02206/FUL**

Erection of dwelling following demolition of a former sub station with planning permission for conversion and extension to create a dwelling (19/00447) and removal of associated site infrastructure
Old Sub Station
Priory Road
St Ives

RECOMMENDATION:**Approval Subject to**

Confirmation of final landscaping details to include suitable plant screening between house and bypass to minimise visual impact from this key viewpoint on the approach to the town.
Provision of construction traffic plan to minimise disruption to residents.

Assurances that the road will be left in a useable condition following works.
It is noted that the Access Statement does not refer to the permissive path on the adjacent meadow.

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PL56.07 **20/02415/FUL**
20/02416/LBC
 Replacement of double glazed sash windows, new levelled driveway,
 replacement of roof tiles above north east elevation and repointing existing brick
 walls to north east elevation
 Elwyn House
 Merryland
 St Ives

RECOMMENDATION: **Approval**
 Appropriate like for like replacement.
 Details to be agreed with Conservation Officer.

PL56.08 **20/02452/s73**
 Amendment to Condition 2 of ermission 18/00279/LBC and 19/02124/s73 to
 replace drawing 1731-PL-1-01 Rev B with 1731-PL-1-01 Rev C
 Cromwell Place Surgery
 Cromwell Place
 St Ives

RECOMMENDATION: **Observation**
 The variation to the plan is accepted.

PL57.00 **CHANGES TO PLANNING REGULATIONS**

PL57.01 **Use Classes**
 Members were in receipt of details of the new building use classification system
 for planning which was now in effect.

RESOLVED: that the information be received and noted.

PL57.02 **Consultation on Permitted Development Rights**
 Consideration was given to a Government consultation on proposed changes to
 the permitted development rights system.

Members had concerns that permitted development in a town centre in a
 conservation area should be decided by the local Planning Authority or covered
 in the Neighbourhood Plan and not permitted as a universal right.

The Chairman had completed the form which he would update and circulate to
 Members prior to submission.

RESOLVED: that the consultation document when finalised be submitted.

PL58.00 **DEVELOPMENT MANAGEMENT COMMITTEE**

There were no issues relating to St Ives.

The Chairman reminded members that work was re-starting on the Neighbourhood Plan. He
 requested Members wishing to be involved with the work to contact him. There was some
 involvement also from the wider community.

Chairman:

Dated:

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