

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held in the Corn Exchange on Wednesday 23 June 2021**

Present:

Town Mayor: Councillor P Hussain
Councillors: N Dibben, D Rowe, J Tiddy, C Smith, N Wells

In attendance:

Deputy Clerk: C Allison
Democratic Officer: S Rawlinson

The meeting was opened by the Town Mayor.

PL01.00 APOLOGIES

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

PL02.00 APPOINTMENT OF CHAIRMAN

Nominations were requested for the appointment of a Chairman for the Committee.

Councillor Rowe proposed Councillor Dibben, seconded by Councillor Tiddy. There were no further nominations.

RESOLVED: that Councillor Dibben be appointed Chairman for the municipal year 2021-22.

[Councillor Dibben in the Chair]

PL03.00 APPOINTMENT OF VICE CHAIRMAN

Nominations were requested for the appointment of a Vice Chairman for the Committee.

Councillor Tiddy proposed Councillor Rowe, seconded by Councillor Smith. There were no further nominations.

RESOLVED: that Councillor Rowe be appointed Vice Chairman for the municipal year 2021-22.

PL04.00 DECLARATIONS OF INTEREST

PL04.01 Declarations in respect of applications determined by delegated authority:
21/00832/FUL, 21/00863/FUL and 21/00941/FUL – All Members – non pecuniary interest as the agent is a tenant of the Town Hall.
21/00648/FUL – Councillors D Rowe, N Dibben – non pecuniary Interest as acquaintances of the agent and the applicant.
21/00648/FUL – Councillor N Wells – non pecuniary interest as a Member of the Rowing Club and also as an acquaintance of the agent and applicant.

PL04.02 Current applications:
21/01309/TRCA – Councillors N Dibben and D Rowe – non pecuniary interest as acquaintances of the applicant.

PL05.00 PUBLIC PARTICIPATION

A resident raised concerns about the method of operation of the Planning Committee.

He alleged unlawful actions by the Council, in the light of the High Court judgement requiring all meetings to be face to face from 7 May, in that the Planning Committee

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continued to conduct business remotely. As a public body the Council was required to make all decisions in a public forum. Residents had been prevented from taking part under Public Participation.

He stated that the Council's authority did not exceed that of High Court rulings and it had broken the Code of Conduct and contravened a directive from the Secretary of State and the terms of the Public Bodies (Admission to Meetings) Act 1960.

He wished to hear what the Council intended to do to uphold these statutory rights.

The Chairman stated that determination by delegation had been used regularly in the past when applications required an urgent decision inbetween meetings, such as over the Christmas period and in August.

The Civic Society of St Ives made the following comments:

Determination by delegation

The Society supported the resident's comments above and noted that during the period of delegated responsibility, the planning applications had not been shown on the Council's web site. The Chairman apologised for that and said that this would be a lesson to be learned for the future.

Application 21/00608 – The property in question was previously the Bathroom Barn, as shown on the Block and Location plans. If so the property is 8g Harding Way. The Society has no other concerns over the proposal.

Application 21/01149/FUL - Whilst the proposed house may be satisfactory there is insufficient information to understand how vehicular access to the property will be accommodated. Burstellers and, to a lesser extent, Erica Road are distributor roads. The junction is a busy one, care needs to be taken to ensure any new or extended access is away from the junction for both existing and proposed properties. We will be pleased if a condition is attached to both existing and proposed properties to require refuse bins be stored to the rear of the properties.

Application 21/01211/LBC - The Society consider the proposed replacement window should match the remaining windows in style.

Agenda Item PL07.00 - The Civic Society are concerned about this request. The land adjacent to 10 Trent Close is a small part of the lands adjacent to Public Footpath Nr 1, as shown on CCC's footpath map. Residents and visitors are able to walk from Crown Street in the town centre to Woodhurst, largely on traffic free paths. The adjacent green areas in this section make it possibly the most pleasant footpath in the built up areas of the town. They are a prelude to the open country beyond.

The land adjacent to 10 Trent Close is one of nine or ten between Wheatfields School and Marley Road. Provided by the housing developers, i.e. by the house purchasers, for the enjoyment of everyone, and looked after for everyone by HDC, bits of the lands should not be sold off to individuals. The land should remain for everyone.

However, should the District Council choose to sell the land it should require, by covenant, A) that a similar brick wall to the existing boundary treatment be constructed and B) no building over 3m tall be constructed and no permanent building may be erected on the acquired land.

PL06.00**MINUTES**

The Minutes of the Meeting held on 28 April 2021 were confirmed as a correct record and would be signed by the Chairman in due course.

PL07.00**REQUEST TO ACQUIRE LAND**

A request had been made to HDC to acquire a plot of land adjacent to 10 Trent Close.

Members considered that the loss of any green spaces, which were in short supply, was unacceptable. This was a space regularly used by residents and pedestrians and was integral to the visual appeal of the area. It was considered that creating a narrow pedestrian route was not good for security and there were concerns that such a sale might create an unfavourable precedent in other areas.

RESOLVED: that the Committee oppose the sale of this land.

PL08.00**PLANNING APPLICATIONS****PL08.01 Applications determined by delegated authority**

RESOLVED: that the applications determined by delegated authority be ratified.

PL08.02 Planning Applications**PL08.02.01 21/00608/FUL**

Change of use from B8 (showroom/warehouse) to B8 and/or D1/F1(F) (place of worship/public worship or religious instruction)
8A Harding Way
St Ives

RECOMMENDATION: **Approval**
Appropriate use of building
(Noted that the property should be 8G Harding Way and not 8A).

PL08.02.02 21/01041/FUL

Single storey front/side/rear extensions & extended parking, following demolition of existing garage
12 Kiln Close
St Ives

RECOMMENDATION: **Approval**
Appropriate scale of development
Similar to other extensions in the street

PL08.02.03 21/01149/FUL

Proposed two storey dwelling
82 Burstellers
St Ives

RECOMMENDATION:**Approval Subject to:**

Provision of site plan showing parking and access for 82 Burstellers and the dwelling next door.
Assurance that the windows on the new dwelling will match those adjacent

PL08.02.04 21/01211/LBC

Internal works to include removal of some walling. Externally, one rotting door to be replaced by a small window

**1 Cromwell Place
St Ives**

RECOMMENDATION:**Approval**

Details and finishes to be agreed with Conservation Officers
New window should match existing

PL08.02.05 21/01309/TRCA

T1 Mulberry: reduce 50cm away from phone line, thin upper crown by 10% to reduce weight on decayed stem

**Mulberry Cottage
Chapel Lane
St Ives**

RECOMMENDATION:**Approval**

Extent of works to be agreed with Arboricultural Officer

PL08.02.06 21/01239/FUL

Erection of single storey timber clad detached garden room/outbuilding

**Homelyn
106 Needingworth Road
St Ives**

RECOMMENDATION:**Approval**

Appropriate scale of development
No adverse effect on street scene
Condition that the building should not be used as a separate dwelling

PL09.00**DEVELOPMENT MANAGEMENT COMMITTEE**

There were no matters relating to St Ives.

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Chairman:

Dated: 28 July 2021