

**Minutes of the Meeting of the Planning Committee of St Ives Town Council  
held in the Corn Exchange on Wednesday 14 July 2021**

**Present:**

Chairman: Councillor N Dibben

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

**In attendance:**

Councillors: S Mokbul, J Kerr

Deputy Clerk: C Allison

Democratic Officer: S Rawlinson

**PL10.00 APOLOGIES**

Apologies for absence were received from Councillor T Drye (Personal) and from Councillor D Rowe (business commitment).

**PL11.00 DECLARATIONS OF INTEREST**

**Application 21/00432 – All Members** – non pecuniary interest as the agent is a tenant of the Town Hall.

**Applications 21/01394 and 21/00934 – Councillor Hussain** – non pecuniary interest as an acquaintance of the applicants.

**Application 21/00934 – Councillor Smith** – non pecuniary interest as a neighbour of the applicant.

**PL12.00 PUBLIC PARTICIPATION**

A resident stated that the Minutes of the Meeting held on 23 June were not an accurate Record and he had raised more than just concerns about the method of operation of the Committee.

He had 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 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. He subsequently enquired of the Deputy Town Clerk whether making decisions and ratifying them without going through the Council was ultra vires.

The Civic Society of St Ives made the following comments:

**Application 21/00934** - The Society believe this application to be unsatisfactory. On the information presented it would provide only substandard living accommodation. However, should it be approved, Conditions should require the accommodation may only be used by close family. Furthermore, the proposal as drawn, having an off centre ridge to the roof, to provide for a covered walkway should be redrawn with a centre line ridge to the roof.

Chairman's  
Initials

**Application 21/01379** - This plot occupies an important corner site. Consequently the proposed first floor extension will be very visible. The larger size of this dormer, compared with the original dormers to the fronts of the properties, will clash and with the remainder. A new dormer of similar size would not clash.

**Application 21/01394** - The proposed extension will close off the whole of the rear garden from the front. Consequently the Civic Society will be pleased if a Condition requires waste bins to be stored in a Bin Store, positioned as discreetly as possible.

**PL13.00**

**MINUTES**

The Minutes of the Meeting held on 23 June would be amended and presented to the next meeting for consideration.

**PL14.00**

**PLANNING APPLICATIONS**

Consideration was given to the following applications:

**PL14.01**

**21/00432/FUL**

Single storey extension to the rear of the garage  
14 Nursery Gardens  
St Ives

**RECOMMENDATION:**

**Approval**

Appropriate scale of development

**PL14.02**

**21/00934/NMA**

Non-material amendment to 18/01495/HHFUL to clarify the intended use of the Hobby workshop as a workshop and ancillary living accommodation for the main House  
**38 The Pound**  
St Ives

**RECOMMENDATION:**

**Approval Subject to**

Workshop being used solely as a workshop and not as living accommodation

**PL14.03**

**21/01260/FUL**

Demolition of existing garage and rear extension, construction of new side extension with additional first floor bedroom  
**45 Wheatfields**  
St Ives

**RECOMMENDATION:**

**Approval**

Appropriate scale of development for the site

**PL14.04**

**21/01298/FUL**

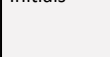
Proposed first floor extension to the side of the property  
**25 Greengarth**  
St Ives

**RECOMMENDATION:**

**Approval**

Appropriate scale of development  
No adverse impact on street scene

Chairman's  
Initials



- PL14.05**      **21/01334/TRCA**  
Willow - Fell - Roots causing damage to shed, branches hanging over neighbour's garden, grass won't grow  
**19 Cootes Meadow**  
**St Ives**
- RECOMMENDATION:**      **Refusal**  
Insufficient information to support removal of the tree. Should this application be approved, a replacement tree should be planted
- PL14.06**      **21/01379/EXTDET**  
Erection of 6.56 x 3.937 flat roof extension to rear of dwelling. Render wall finish to match existing  
**42 Oak Tree Close**  
**St Ives**
- RECOMMENDATION:**      **Approval in principle**  
Would wish to see new dormer window the same size as existing. It was noted that no first floor plan has been provided.
- PL14.07**      **21/01394/FUL**  
To demolish a timber shed in the garden and construct a single storey extension to the rear of the dwelling  
**22 Redmoor Close**  
**St Ives**
- RECOMMENDATION:**      **Refusal**  
Overdevelopment  
The extension blocks access to the rear garden  
Bin store should be provided
- PL14.08**      **21/01397/EXTDET**  
Proposed Rear Extension (extends beyond the rear wall by 3.8m, max height 2.56m, height at eavs 2.21).  
**13 Fairfields Crescent**  
**St Ives**
- RECOMMENDATION:**      **Approval**  
Appropriate scale of development
- PL14.09**      **21/01431/TREE**  
T1 - Hawthorn - Fell because of low amenity value and obstruction of fencing/property management. Six Portuguese Laurel trees to be planted in this area instead. T2 - Hawthorn - Fell because of low amenity value and property management.  
**21 Needingworth Road**  
**St Ives**

**RECOMMENDATION:**

**Approval Subject to**

Replacements for both trees being provided

**PL15.00**

**DEVELOPMENT MANAGEMENT COMMITTEE**

There were no matters relating to St Ives.

Chairman:

Dated: 28 July 2021

Chairman's  
Initials