

**Minutes of the Meeting of the Planning Committee of St Ives Town Council  
held in the Corn Exchange on Wednesday 28 July 2021**

**Present:**

Chairman: Councillor N Dibben

Vice Chairman: Councillor D Rowe

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

**In attendance:**

Deputy Clerk: C Allison

Democratic Officer: S Rawlinson

**PL16.00 APOLOGIES**

Apologies for absence were received from Councillor T Drye (Personal).

**PL17.00 DECLARATIONS OF INTEREST**

**Application 21/01583 – Councillor P Hussain** – non pecuniary interest as an acquaintance of the applicant.

**PL18.00 PUBLIC PARTICIPATION**

**Minutes**

A resident stated that the Minutes of the Meeting held on 14 July were still incorrect. There was some discussion about the advice received from CAPALC. The meeting agreed that all references to CAPALC be removed from the Minutes of 23 June and 14 July and that these be presented to the next meeting for consideration.

The Civic Society of St Ives made the following comments:

**Application 21/01351 – St Ives Beds** - This new application, whilst not mentioning the ground floor, seems to presume the ground floor remaining as commercial lettable space. If so the proposal has more merit than the previous applications. The proposal would gain more merit if some ground floor space was provided for storage to each unit. These spaces to provide for cycle or pram storage.

**Application 21/01467 – 48 Constable Road -**

Crown roofs are most often used where all side areas slope, i.e. the extent of the flat roof crown is not exposed. This crown will look out of place, especially the widely seen northwest elevation. Furthermore the proposed front elevation, with two new full height windows and an overlarge circular window, will be out of keeping with other houses in the vicinity. The proposed parking arrangement will require cars to reverse onto a corner section of the road, it will be unsafe.

If permission is granted the Society will be pleased if two conditions are included:

- to require the provision of a bin store, or for the bins to be stored to the rear of the property,
- to ensure the room created in the existing garage is occupied by a member of the family.

**Application 21/01583 – 43 Fairfields** - This property has already been enlarged several times. The new proposal will result in a very large mass of plain brickwork and roof tiles on the eastern elevation. Whilst this will mainly affect the view from residents in Parkway the proposal will also reduce morning sunlight into the adjacent property in Fairfields.

Chairman's  
Initials

The Society consider it is overdevelopment. If permission is granted the Society will be pleased if a condition is included to require the provision of a bin store, or for the bins to be stored to the rear of the property.

**PL19.00****MINUTES**

The Minutes of the Meeting held on 23 June and 14 July would be amended and presented to the next meeting for consideration.

**PL20.00****PLANNING APPLICATIONS**

Consideration was given to the following applications:

**PL20.01****21/01351/FUL**

Change of use of first floor from Boxing Club (sui generis) to form two 2-bedroom flats (Use Class C3)

St Ives Beds

Free Church Passage

St Ives

**RECOMMENDATION:****Approval**

Would recommend some cycle and bin storage at ground level if possible

**PL20.02****21/01467/FUL**

A part single, part two storey side and rear extension to include garage conversion, fenestration changes and relocation of the driveway

48 Constable Road

St Ives

**RECOMMENDATION:****Refusal**

Overdevelopment

The proposed window design would have an unfavourable impact on the street scene<sup>21</sup>

There is no suitable parking

There would be a need for vehicles leaving the property to reverse out onto a corner.

**PL20.03****21/01484/FUL**

Demolition of single storey building at rear of house. Single storey extension to rear of house. Replacement Garage. Replacement windows. Internal alterations. New railings/footpath to front of house

11 Parkside

St Ives

**RECOMMENDATION:****Approval**

Would suggest that the existing rear window arrangement be preserved or any replacement be more in keeping with the original building design and large enough to permit sufficient light

- PL20.04**      **21/01544/NMA**  
 Non-material amendment to 20/02201/HHFUL: Change in material from render to timber and change front doors to window.  
 66 Green Leys  
 St Ives
- RECOMMENDATION:**      **Approval**  
 The Committee supports the change in material
- PL20.05**      **21/01573/TRCA**  
 T 1 - Sycamore. Reduce the height by 6m and the width in all directions by 3m.  
 64 Needingworth Road  
 St Ives
- RECOMMENDATION:**      **Refusal**  
 Insufficient reason provided for such an extensive Reduction
- PL20.06**      **21/80228/COND**  
 Conditional information for 20/01116/FUL: C3 (materials), C5 (levels)  
 1 Wiggin Hill  
 Old Ramsey Road  
 St Ives
- RECOMMENDATION:**      No further comments on this application
- PL20.07**      **21/80239/COND**  
 Conditional Information for 21/00256/FUL: C4 (Details of new rear window and door)  
 2 The Pavement  
 St Ives
- RECOMMENDATION:**      No further comments on this application
- PL20.08**      **21/01583/FUL**  
 Proposed two storey extension to the rear of the property  
 43 Fairfields  
 St Ives
- RECOMMENDATION:**      **Refusal**  
 Overdevelopment  
 The large expanse of blank brick wall will have an adverse impact on the street scene.
- PL21.00**      **DEVELOPMENT MANAGEMENT COMMITTEE**  
 There were no items relating to St Ives.

Chairman:

Dated: 11 August 2021

Chairman's  
Initials