

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held in the Corn Exchange on 9 February 2022**

Present:

Chairman: Councillor N Dibben

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

In attendance:

Locum Clerk: N Sewell

Democratic Officer: S Rawlinson

PL85.00 APOLOGIES

An apology for absence was received from Councillor D Rowe (Personal).

PL86.00 DECLARATIONS OF INTEREST

Application 22/00111/TRCA – All Members – prejudicial interest as this is the Council's application.

Application 21/02703/FUL – Councillor P Hussain – non pecuniary interest as an acquaintance of the applicant.

PL87.00 PUBLIC PARTICIPATION

The Civic Society of St Ives made the following comment:

Application 22/00098/LBC – 5 Crown Street - this proposal is overlarge and out-of-place. It is hard to understand how undercroft vehicle parking, with the building supported on columns, can even be submitted for Listed Building Consent. The application should be refused.

PL88.00 MINUTES

RESOLVED: that the Minutes of the Planning Committee held on 26 January 2022 are confirmed as a correct record and signed by the Chairman.

PL89.00 BUS STOP, HOUGHTON ROAD

A response to the Council's request for a new bus stop had been received from the Public Transport Network Co-ordinators of the Combined Authority.

He had investigated three areas – Bury Way, Elm Drive and High Leys. His preferred site being High Leys with provision for a lay-by.

Members were keen to have a bus stop on Houghton Road but were not convinced that the creation of a lay-by would be completely necessary.

RESOLVED: PL89.01 that the necessity for a lay-by be queried with the Combined Authority Network Co-ordinator

PL89.02 that a **Recommendation** be made to the next Council meeting for CIL funds to be used for the siting of a bus stop in Houghton Road.

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PL90.00**PLANNING APPLICATIONS**

Consideration was given to the following applications:

PL90.01**21/02862/FUL**

Demolition of existing two storey rear extension. Construction of two storey extension, installation of new door and window, demolition of existing sectional garage and replacement with new garage

11 Parkside

St Ives

RECOMMENDATION:**Approval**

Appropriate scale of development

In keeping with the area

The changes enhance the property

PL90.02**20/0885/FUL and 20/00886/LBC**

Demolition of existing single storey modern extension and erection of a new two storey extension, plus new single storey link building with skylight to the rear of the property (E(b)). Amend entrance to barn and internal layout of existing single storey outbuildings. Install new internal staircase

11 Market Hill

St Ives

RECOMMENDATION:**Approval**

Appropriate scale of development

The upgrade is welcomed as is putting a disused building back into use.

As the property is close to the Old Priory the Committee would be in favour of an archaeological survey on the site before development commences

PL90.03**21/02615/FUL and 21/02616/LBC**

Remove Ext ATM - infill aperture with brickwork and white render to match existing. Remove all external signage

11-12 The Pavement

St Ives

RECOMMENDATION:**Approval**

Materials to be agreed with the Conservation Officer

PL90.04**21/02703/FUL**

Rear single-storey kitchen extension

71 Burstellers

St Ives

RECOMMENDATION:**Approval**

Appropriate scale of development

PL90.05**21/02854/TRCA**

Fir Tree - fell to ground level. We are proposing the following works due to the trees roots causing subsidence and cracks to the garage, see pictures attached. The tree is too close to the garage which has resulted in the problems

5 The Drive

St Ives

OBSERVATION:

Application already decided

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- PL90.06** **22/00022/FUL**
Proposed single storey rear extension
39 Houghton Road
St Ives
- RECOMMENDATION:** **Approval**
Appropriate scale of development for the site
- PL90.07** **22/00080/TRCA**
2 x Norway Maple: Fell to ground level - trees are too close to neighbouring building and have outgrown their position
22 Cootes Meadow
St Ives
- RECOMMENDATION:** **Approval**
Replacement trees are requested
- PL90.08** **22/00098/LBC**
Extension to rear of Number 5 Crown Street, St. Ives, PE27 5EB to provide commercial use premises with under croft parking
5 Crown Street
St Ives
- RECOMMENDATION:** **Refusal**
There would appear to be sleeping accommodation available.
If approved there must be a condition that the premises are not for residential use.
Tracking diagrams show the area extremely tight for vehicles and unlikely to work in practice.
It is noted that the area is already filled with cars
- PL90.09** **22/00201/S73**
Variation of condition 2 (plans) to 20/00969/FULTDC for amended door and window positions
44 Edinburgh Drive
St Ives
- OBSERVATION:** No further comment on this application
- PL90.10** **22/00111/TRCA**
669 - Cherry - Remove tree
Cemetery
Broad Leas
St Ives
- OBSERVATION:** No comment as this is the Council's application
- PL90.11** **22/00116/TRCA**
T1, T2, T3 Lime - reduce height to previous pruning points at two metres, remove all basal suckers T4 Black Cherry Plum - crown raise to four metres, cut back branches to give two metres clearance from property, crown thin by 10% T5 Black Cherry Plum - crown raise to four metres, crown thin by 10%, reduce lowest limb by one metre T6 Norway Spruce - fell to near ground level. T7 Alder - crown raise to four metres. Reasons for works - the area is to become a garden for people to use, the works are to create more space and light for the area and the

adjacent building. Trees are causing excessive shading and becoming too large for their location

Old Grammar School
1 Ramsey Road
St Ives

RECOMMENDATION:

Approval

A replacement for the felled tree would be desirable

PL90.12

22/80031/COND

Conditional Information for 20/00969/FULTDC: C3 (Materials), C4 (Levels), C5 (Landscaping), C6 (Biodiversity method statement), C7 (Cycle Store)

44 Edinburgh Drive
St Ives

OBSERVATION:

No further comment on this application

PL91.00

DEVELOPMENT MANAGEMENT COMMITTEE

There were no issues relating to St Ives to date.

Chairman:

Dated: 23 February 2022

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