

**Minutes of the Meeting of the Planning Committee of St Ives Town Council  
held in the Town Hall on Wednesday 23 February 2022**

**Present:**

Chairman: Councillor N Dibben

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

**In attendance:**

Amenities Manager: C Allison

Democratic Officer: S Rawlinson

**PL92.00 APOLOGIES**

An apology for absence was received from Councillor C Smith (HDC commitment).

**PL93.00 DECLARATIONS OF INTEREST**

**Application 22/00226/FUL – Councillor S Mokbul** – non pecuniary interest as an acquaintance of the applicant.

**PL94.00 PUBLIC PARTICIPATION**

**Application 22/00226/FUL** – The applicant stated that his previous application had been approved. The amended plan to be considered at the meeting was a modification to the roof design in order to provide usable attic space. There were no further changes to the plans.

The Civic Society of St Ives made the following comment:

**Application 22/80041/COND** – The existing building is located on the edge of Berman Park at the top of the hill. Consequently any external lighting must be specified and installed to ensure there is no light spillage towards the south and east. It is common practice for school buildings to be lit at night. Whilst this is understandable for security it is very important that there is no light spillage away from the building. Any such spillage will be visible from a wide area of the Great Ouse Valley including from Harrison Way viaduct, New Bridges and Hemingford Meadow.

The Luminaire Schedule details 33 units (types A13, A20 and A25) which will spill their light out and away from the building. The design of these units should be replanned to avoid this unnecessary problem.

**PL95.00 MINUTES**

**RESOLVED:** that the Minutes of the Planning Committee held on 9 February 2022 are confirmed as a correct record and signed by the Chairman.

**PL96.00 PLANNING APPLICATIONS**

Consideration was given to the following applications:

**PL96.01 21/02079/S73**

[AMENDED DESCRIPTION] Variation of condition C2 (Plans) for 19/02280/FUL to amend approved plans for house types A2, A4, B1 and C1, resiting of Plots 10-12

Chairman's  
Initials

and 16-18, change of Plots 7 & 8 from 1-bed to 2-bed, change of Plot 9 from 2-bed to 3-bed and reconfiguration of driveways

**Land North of The How**  
**Houghton Road**  
**St Ives**

**OBSERVATION:** No further comment on this application.

**PL96.02**

**21/0683/LBC**

Convert interior window to an interior doorway

**Slepe House**  
**Cromwell Place**  
**St Ives**

**RECOMMENDATION: Approval**  
 An improvement on the current interior design

**PL96.03**

**22/00187/FUL**

Proposed new single storey extensions - infill to the front, new pitched roof to the garage and single storey to the rear

**23 Virginia Way**  
**St Ives**

**RECOMMENDATION: Approval**  
 Appropriate scale of development  
 Minimal impact on street scene

**PL96.04**

**22/00226/FUL**

Modified roof construction to approved extensions via planning permission 21/01928/HHFUL dated 05/11/21 (note the dimensions and foot print of the extensions remain as approved)

**9 Hill Rise**  
**St Ives**

**RECOMMENDATION: Approval**  
 In keeping with other properties in the area  
 Minimal change to previously approved application

**PL96.05**

**22/00309/TRCA**

As per specification from Tree Report commissioned by St Ives Town Council: 701 - Sycamore - Remove 721 - Walnut - Remove deadwood and reduce long laterals by up to 3ms to alleviate end weight 727 - Cherry - Remove deadwood and reduce long lateral limb by up to 2ms and install 2ms x 2 tonne Cobra bracing to support twin stems 735 - Cherry - Support twin stems with 2 runs x 3ms of 2 tonne Cobra bracing; reduce long over extended limb NE by 2ms

**Warner's Park**  
**Park Road**  
**St Ives**

**RECOMMENDATION:** No comment as this is the Council's application.

**PL96.06**

**22/80041/COND**

Conditional Information for 21/00885/FUL: C13 (Replacement External Materials),  
C15 (External Lighting)

**Aurora Fairway School**

**Westwood Road**

**St Ives**

**OBSERVATION:**

A further calculation of spill light around the site would be beneficial

No upward lighting would be preferable

Multi use games area lighting not compliant with Sport England requirements for community use

**PL97.00**

**DEVELOPMENT MANAGEMENT COMMITTEE**

**Application 21/01271 – 20m high 02 mast, St Audrey Lane**

The Chairman reported that HDC had approved the above application at the Committee meeting on 21 February.

Councillor Smith had attended to speak against the proposal but it was approved on the basis that its height was not significantly different from the height allowed under permitted development.

Chairman:

Dated: 9 March 2022

Chairman's  
Initials