

**Minutes of the Meeting of the Planning Committee of St Ives Town Council  
held in the Town Hall on Wednesday 10 August 2022**

**Present:**

Chairman: Councillor N Wells

Vice Chairman: Councillor C Smith

Councillors: M Gleadow, R Chapman, J Kerr, C Morgan

**In attendance:**

Locum Town Clerk: Mrs D Bayliss

Democratic Officer: S Rawlinson

**PL36.00 APOLOGIES**

Apologies were received from Councillor J Tiddy, A Thompson and P Pope (all Personal).

**PL37.00 DECLARATIONS OF INTEREST**

No declarations were made.

**PL38.00 PUBLIC PARTICIPATION**

A representative of the Civic Society of St Ives made the following comments:

**22/01635/NMA** - The Society generally welcomed the original application, (21/01428FUL) but this was not the version approved by planners. Their request to have two proposed windows with a dormer gable over withdrawn before approval has created the situation where two living rooms would be left without windows. This is surely unacceptable in every way.

The Officers Report commented *“Amendments to ..... remove the new dormers, as originally proposed, have been secured at the Officer’s request to ensure the development will not have a harmful impact on the character of the building and the wider setting of the St Ives Conservation Area.”*

The new proposal to place two, out of character, ‘contemporary’ windows is a very poor solution. This building, by the river, quay walls (grade II), bridge and chapel (both Grade I) is a very important part of the street scene. We consider the new proposal will have a harmful effect on the character of the building. It deserves the very best in planning, consequently this proposal should be refused.

The Society would support the reintroduction of the originally proposed new windows.

**22/01652/TREE** - Rather than lose this grand tree it might be better to find an alternative location for a new building. With the existing one being demolished entirely.

**PL39.00 MINUTES**

**RESOLVED:** that the Minutes of the meeting held on 27 July 2022 be confirmed as a correct record and signed by the Chairman.

Chairman's  
Initials

**PL40.00****PLANNING APPLICATIONS**

Consideration was given to the following applications:

**PL40.01****22/01226/FUL**

Proposed extension of existing building at ground floor level for storage and construction of a first-floor extension to create a three-bedroom flat

**Jamia Mosque**

**Needingworth Road**

**St Ives**

**RECOMMENDATION:****Refusal**

The new storage area is of concern and appears to be overdevelopment and may also increase the risk of flooding.

Had the store not been included, the application would have been acceptable.

**PL40.02****22/01585/TRCA**

To remove 5 x ash trees to create 2 x off road parking spaces for 33 and parking spaces x 2 for 35. No 35 have put in 4 new trees last year in their garden to replace these

**33 Needingworth Road**

**St Ives**

**RECOMMENDATION:****Refusal**

The information provided is inadequate and a more comprehensive application would be welcomed.

The species of tree is unclear from the documentation.

The view of the Arboricultural Officer would be appreciated on this.

Replacement tree planting is inadequate.

**PL40.03****22/01568/FUL**

Proposed new 3 bed dwelling

**11 Spinney Way**

**St Ives**

**RECOMMENDATION:****Approval**

Appropriate scale of development

In keeping with another extension in Spinney Way.

**PL40.04****22/80225/COND**

Conditional Information for 20/01030/FUL: C2 (Eco Mitigation)

**The Barn Overcote Lane**

**Needingworth**

**OBSERVATION:**

No comment as this is not in St Ives Parish.

Chairman's  
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**PL40.05**      **22/01635/NMA**  
Non-material amendment of 21/01428/FUL to add two small additional contemporary windows on the south elevation  
**25** - The proposed windows are out of keeping with the frontage of the building.  
**27 Bridge Street**  
**St Ives**

**RECOMMENDATION:**      **Refusal**  
The proposed windows are out of keeping with the frontage of the building.

**PL40.06**      **22/01652/TREE**  
T46 Scots pine- remove to protect long term safety of the dwelling  
**The How**  
**Houghton Road**  
**St Ives**

**RECOMMENDATION:**      **Refusal, to removal**  
A preference would be for the crown to be lifted to provide the required clearance as mentioned as an option in the application.

**PL40.07**      **22/80236/COND**  
Discharge of conditions 16 (CEMP) and 26 (Contamination) of 20/00285/FUL  
**F Vindis and Sons Ltd**  
**Low Road**  
**Fenstanton**

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

**PL41.00**      **DEVELOPMENT MANAGEMENT COMMITTEE**  
No matters relating to St Ives.

Chairman:

Dated:                      14 September 2022

Chairman's  
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