

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held in the Town Hall on Wednesday 28 September 2022**

Present:

Vice Chairman: Councillor C Smith

Councillors: J Kerr, C Morgan, R Chapman, J Tiddy, A Thompson

In attendance:

Proper Officer: D Bayliss

Locum Clerk: M Price

Democratic Officer: S Rawlinson

PL42.00 APOLOGIES

An apology was received from Councillor N Wells (HDC commitment).

PL43.00 DECLARATIONS OF INTEREST

PL43.01 Making Declarations of Interest

RESOLVED: that the extract from Standing Orders concerning making declarations of interest is received and noted.

PL43.02 Retrospective Declarations

No retrospective declarations were made.

PL43.03 Declarations of Interest

Applications 22/01851/FUL and 22/01852/LBC – Councillors C Morgan and R Chapman – Pecuniary interest in the business.

Applications 22/01149/FUL and 22/01150/LBC – Councillor C Smith – Pecuniary interest as a family member is an employee of the company.

All of the above Members left the meeting during discussion of the relevant applications.

PL44.00 PUBLIC PARTICIPATION

All public comments are summarised.

A representative from the Civic Society of St Ives made the following comments.

CCC/21/088/FUL - The Society's concerns have not been addressed and its view that the application should be refused stands.

22/00631/FUL – This proposal is out of keeping with other properties in the area and should not be approved.

22/01056/FUL & 22/0167/LBC – The Society has concerns about the impact of the extension on neighbouring properties.

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22/01149/FUL & 22/01150/LBC – There are concerns about the financial risk to other licensed premises of having such a large venue in the town centre. Management of the extended and separated premises would prove problematic, as would the noise impact of an extended beer garden. It is believed this constitutes overdevelopment and should be refused.

22/01312/ADV – The revised colour scheme meets the Society’s approval.

22/01667/FUL – This property is in a high flood risk area. The application should be refused.

22/01746/FUL – Overdevelopment and loss of street scene amenity - should be refused.

Agenda Item PL43.02 – A resident expressed concerns at the concept of making retrospective declarations of interest. This was, he stated, a deceitful practice and showed a misunderstanding of fundamental councillor duties.

He queried what happened to decisions taken at the time when declarations were not made as retrospective declarations had no legal standing and also what was the proper procedure in such cases.

The Chairman stated that a written response to the queries raised would be provided.

PL45.00

MINUTES

RESOLVED: that the Minutes of the meeting held on 10 August 2022 are confirmed as a correct record and signed by the Vice Chairman.

PL46.00

PLANNING APPLICATIONS

Consideration was given to the following applications:

PL46.01

CCC/21/088/FUL

Demolition of in-vessel compost buildings/tunnels and ancillary development; construction of a dry anaerobic digestion (AD) facility, pellet fertiliser facility, healthcare waste energy recovery facility, waste transfer station, vehicle re-fuelling station, biomass storage building, surface water storage lagoons, extension to concrete pad and ancillary development including car park

Envar Composting Ltd
St Ives Road
Somersham

RECOMMENDATION:

Refusal

There are no material changes since the previous submission. The new application does not address the issues raised. The Council’s comments seem not to have been taken into consideration; ongoing data that has no evidence or standing will continually result in recommendations for refusal. Our comments from September 2021 and March 2022 stand and are appended to our response.

- PL46.02** **22/01851/FUL & 22/01852/LBC**
 Permanent Retention of a Pontoon, Gang Plank and Handrail (Pursuant to Temporary Approvals 1201898LBC and 1202005FUL)
Mooring at The Quay
West of 2 Wellington Street
St Ives
- RECOMMENDATION:** **Approval**
 There is no objection to the permanent retention of the pontoon.
- PL46.03** **22/00631/FUL**
 Proposed end-of-terrace part-single and part-two storey dwelling, first floor side extension and installation of solar panels
24 All Saints Green
St Ives
- RECOMMENDATION:** **Refusal**
 Overdevelopment.
 Out of keeping with other properties in the Area
- PL46.04** **21/02663/FUL**
 Erect 2 dormers on the existing roof and replacing roof covering. Replacing and adjusting windows and cladding. Installation of solar PV panels to the roof
4 Meadow Park
Meadow Lane
St Ives
- RECOMMENDATION:** **Approval**
 In keeping with other properties in the area
 The inclusion of solar panels is welcomed
- PL46.05** **22/01056/FUL & 22/0106/LBC**
 Demolition of existing ground floor kitchen and first floor bedroom and construction of part single, part two storey rear extension
8 Cromwell Place
St Ives
- RECOMMENDATION:** **Approval Subject to**
 Confirmation that the owners of adjacent properties are aware of the proposal and have no objections to it.
 In keeping with similar extensions in the area
- PL46.06** **22/01149/FUL & 22/01150/LBC**
 Change of use from Class E (offices) to Class E (restaurant)/Sui Generis (public house) to extend 'The Swan and Angel Public House', including a single storey rear extension, creation of external seating area, extended acoustic fence to rear boundary and associated internal/external alterations
8-10 Market Hill
St Ives

RECOMMENDATION:

Refusal

Out of keeping to have such a large licensed premises in the town centre.
 Overdevelopment
 Concerns about additional noise and refuse.
 Combining a listed building with a former warehouse property is incongruous
 Confusion on how the site will be managed
 Unclear on access arrangements, deliveries etc.
 It is noted that noise measurement was conducted at a time when the venue was not busy with customers sitting outside.

PL46.07

22/01312/ADV

1200mm x 500mm gloss foamex sign fixed at high level to brickwork advertising the business occupying the premises
Offices above 3 Foundry Walk
St Ives

RECOMMENDATION:

Approval

Sign is much improved from previous proposal

PL46.08

22/01444/FUL

First floor extension above garage
12 Sheepfold
St Ives

RECOMMENDATION:

Approval Subject to

Neighbours having no objection
 In keeping with the area

PL46.09

22/01544/FUL

Single storey side extension
4 All Saints Green
St Ives

RECOMMENDATION:

Approval

Appropriate scale of development
 In keeping with other extensions in the area

PL46.10

22/01652/TREE

46 Scots pine- remove to protect long term safety of the dwelling
The How
Houghton Road
St Ives

RECOMMENDATION:

Refusal

Insufficient justification for removal of tree
 Preservation of trees on the site was a condition of the original planning approval

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- PL46.11** **22/01667/FUL**
Erection of single storey rear extension and first floor extensions to side and rear
7 Parkway
St Ives
- RECOMMENDATION:** **Refusal**
There is a serious risk of flooding in this area
- PL46.12** **22/01670/PIP**
Construction of new single bedroom detached retirement bungalow with one off street parking space
5 Edinburgh Drive
St Ives
- RECOMMENDATION:** **Refusal**
Insufficient information provided to make a Determination
- PL46.13** **22/01746/FUL**
Erection of two storey side, front and rear extension, erection of front porch and single storey rear extension, installation of solar panels and A/C unit
25 Fairfields
St Ives
- RECOMMENDATION:** **Refusal**
Overdevelopment
Out of keeping with the street scene
- PL46.14** **22/01775/FUL**
Erection of first floor extension over converted garage, erection of rear conservatory and provision of permeable driveway.
10 Trent Close
St Ives
- RECOMMENDATION:** **Approval**
Appropriate scale of development
In keeping with other extensions in the area
- PL46.15** **22/01807/FUL**
Erection of single storey front extension and 1.5 storey rear extension
138 Hill Rise
St Ives
- RECOMMENDATION:** **Approval**
Appropriate scale of development
In keeping with other extensions in the area
- PL46.16** **22/01816/s73**
Variation of condition 2 (Approved Plans) and removal of condition 4 (Lighting) of 21/02298/FUL.
26 Burrel Road
St Ives

RECOMMENDATION:

Approval

There is no objection to the variation of conditions

PL46.17

22/01892/FUL

Erection of single storey rear extension

41 Erica Road

St Ives

RECOMMENDATION:

Approval

Appropriate scale of development

In keeping with other extensions in the area

PL47.00

DEVELOPMENT MANAGEMENT COMMITTEE

It was noted that at a meeting on 26 September, the Committee approved Application 22/01102/FUL – Construction of new dwelling with associated outbuilding and parking (part retrospective), 9 Alabama Way, St Ives.

Chairman:

Dated:

12 October 2022

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