

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held in the Corn Exchange on 26 January 2022**

Present:

Chairman: Councillor N Dibben

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

In attendance:

Amenities Manager: C Allison

Democratic Officer: S Rawlinson

PL79.00 APOLOGIES

Apologies for absence were received from Councillors D Rowe (business commitment) and J Kerr (personal).

PL80.00 DECLARATIONS OF INTEREST

Planning Applications 21/02594 and 21/02595 - all Members – pecuniary interest as these are applications by the Town Council. No comment would be made.

Planning Application 21/02593 – Councillor C Smith – other interest as a potential contractor on this development.

PL81.00 PUBLIC PARTICIPATION

The Civic Society of St Ives made the following comments:

21/01914/LBC - The three proposed floodlights are held on adjustable fixings. This will allow the units to spread their light upwards and maybe outwards, adding to light pollution. A better option would be fixed angle units which are designed specially for wall washing. There is no rationale given for the proposed illustration on the Birt Lane elevation. This is described as a 'banner in frame'. The fixing system is likely to require high maintenance, it is out of place in its proposed location. It will not be visible to the majority of passers by, especially given the high wall along Wellington Passage. For these reasons the Society consider the illustration is not appropriate and should be refused.

21/02028/FUL - Generally the Society welcome this proposal, however there is concern only five cycle store locations is insufficient for a 10 bed development

21/02516/FUL – This proposal is overlarge and out of place. It should be refused.

21/02567/FUL - If this proposal was to be approved the Society will be pleased if a condition required that refuse bins to be stored to the rear of the building.

21/02694/FUL - The loss of the original listed bank building, in the 1970's, was itself a small disaster for St Ives. This new proposal is not at all sympathetic to the townscape of the Pavement. Clearly, the Society welcome the retention of a commercial unit and there is a need for dwellings. Something much better than proposed here is possible on this site. The Society disagree with the proposals put forward by the Senior Conservation Officer. The new three storey to Nr 12 is 'blocky' and out of character with the important townscape of The Pavement. It is hard to understand any logic to the officer's proposals, other than to crowd in too many dwellings.

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The units with windows to White Hart Lane only will suffer from a lack of sunlight. Indeed the proposals for the elevation to White Hart Lane are very uniform, furthermore mansard roofs are not a common feature in St Ives. Additionally, the corner from The Pavement into White Hart Lane was very sharp and would benefit from being rounded in keeping with other corner buildings in the town centre.

PL82.00 MINUTES

RESOLVED: that the Minutes of the Planning Committee held on 8 December 2021 are confirmed as a correct record and signed by the Chairman.

PL83.00 PLANNING APPLICATIONS

Consideration was given to the following applications:

PL83.01 19/01320/s73

Variation of conditions 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 20, 24, 26 and 28 for application 1201158OUT - Amended wording (see covering letter, appendix 1) and Key Phase Submission - KP2

The Country Park (Hybrid Element)

Alconbury Weald

Ermine Street

Little Stukeley

RECOMMENDATION: No further comment on this application.

PL83.02 21/01914/LBC

Erection of illuminated and non-illuminated signs to the exterior of the building

13 Wellington Street

St Ives

RECOMMENDATION: **Approval Subject to** the flood lighting being orientated downwards to eliminate light pollution.

PL83.03 21/02028/FUL

Re-development of the existing upper two floors of a Class E building in single use, to create 4 no. new self-contained flats and 1 no. maisonette. The proposal includes a rear extension to the 1st floor, a pitched roof window dormer to the rear, and revisions to the ground floor to create an external refuse store and cycle storage. The Class E/ retail space at ground floor is retained

15-16 Market Hill

St Ives

RECOMMENDATION: **Approval**
We would request that the self contained flat have provision for two cycle storage spaces.

PL83.04 21/02516/FUL

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.

PL83.05**21/02567/FUL**

Proposed 2 storey side and rear extension

72 Erica Road

St Ives

RECOMMENDATION:**Approval**

Appropriate scale of development

Suitable space for refuse bins should be provided to the rear.

PL83.06**21/02577/FUL**

2 Storey rear extension and ground floor rear extension to converted garage

38 Waveney Road

St Ives

RECOMMENDATION:

It is noted that this application has now been decided.

PL83.07**21/02583/OUT**

Construction of a single dwelling within the grounds of an existing dwelling

131 Green Leys

St Ives

RECOMMENDATION:**Observation**

No objection to an additional dwelling on the site

The property needs to align front and side with adjacent properties and be of similar scale and design.

PL83.08**21/02593/FUL**

Single storey rear/side extension following demolition of existing lean-to extension

24 Tenterleas

St Ives

RECOMMENDATION:

It is noted that this application has been decided.

PL83.09**21/02594/FUL**

Removal of existing asbestos roof and replacement with steel roof

Corn Exchange

The Pavement

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

PL83.10

21/02595/LBC

Removal of existing asbestos roof and replacement with steel roof

Corn Exchange

The Pavement

St Ives

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

PL83.11

21/02633/LBC

Internal works to include removal of some walling. Externally, one rotting door to be replaced by a small window

1 Cromwell Place

St Ives

RECOMMENDATION: Approval

The essential repairs are welcomed.

Materials to be agreed with the Conservation Officer.

PL83.12

21/02694/FUL

Conversion, extension and alteration of existing building including the addition of an additional storey to create 10no. self-contained residential units (comprising 7 x 2-bedroom and 3 x 1-bedroom units) with single commercial unit (Use Class E) at ground floor level. New shopfronts and alterations to fenestration along The Pavement and White Hart Lane

11-12 The Pavement

St Ives

RECOMMENDATION: Approval

Would wish to see ramps to ground floor to make the entrance step free.

Review lighting to some units with little natural light.

Confirmation required on how many spaces for bins and cycles will be provided.

Consideration to be given to rounding the corner from the pavement into White Hart Lane to accord with other corner premises in the town centre.

In the interests of biodiversity, would request for house martin and swift boxes to be provided on appropriate elevations.

PL83.13

21/02696/FUL

Ground floor front extension and replacement of pitched roof above existing garage

44 Burstellars

St Ives

RECOMMENDATION: Approval

Appropriate scale of development

In keeping with other properties in the area.

- PL83.14** **21/02699/FUL**
Demolition of existing garage and erection of side extension
7 Gorse Way
St Ives
- RECOMMENDATION:** **Approval**
Appropriate scale of development for the site.
Acceptable impact on the street scene.
- PL83.15** **21/02818/NMA**
Non material amendment for 21/00086/HHFUL To reduce the number of roof lights from three to two and to the location and style of the velux windows
14 The Waits
St Ives
- RECOMMENDATION:** **Observation**
The detail of the new windows is out of keeping with the area. The original approved design would be preferable.
- PL83.16** **21/02829/FUL**
Single storey extension to front and rear and internal alterations
4 Pig Lane
St Ives
- RECOMMENDATION:** **Refusal**
The extension is over large for the site, a smaller extension would be preferable.
- PL83.17** **21/02840/FUL**
Demolition of existing single storey rear extension for the construction of new single storey rear and side extension
39 Tenterleas
St Ives
- RECOMMENDATION:** **Approval**
Appropriate scale of development
- PL83.18** **21/80401/COND**
Conditional information for 20/01065/FUL: C3 (materials), C9 (Hard and Soft Landscaping), C11 (Biodiversity)
71 Burstellars
St Ives
- RECOMMENDATION:** No additional comments on this application.
- PL83.19** **21/80390/COND**
Conditional Information for 21/00885/FUL: C6 (Biodiversity Method and Enhancement), C7 (soft landscape), C8 (Landscape and Ecological Management Plan), C9 (Hard Surfacing), C10 (Parking and walkways), C12 (gates and fencing), C13 (Replacement external materials), C14 (cycle provision)

**Fairway Cottage
Westwood Road
St Ives**

RECOMMENDATION: No additional comments on this application.

PL83.20

21/80339/COND

Conditional Information for 20/01904/FUL: C12 (Badger walkover pre-commencement)

**Columbus House
12 Stocks Bridge Way
St Ives**

RECOMMENDATION: Insufficient detail was provided to enable comment on this.

PL83.21

22/80007/COND

Conditional Information for 20/01116/FUL: C8 (Bio enhancements)

**Bungalow 1
Old Ramsey Road
St Ives**

RECOMMENDATION: No additional comments on this application.

PL83.22

22/80011/COND

Conditional Information for 20/02597/LBC: C5 (roof construction), C6 (roof material), C7 (Chimney Stack Details), C8 (Floor Details), C9 (works to gable), C12 (interior Wall/ Installation of Fireplace)

**26 Bridge Street
St Ives**

RECOMMENDATION: No additional comments on this application.

PL84.00

DEVELOPMENT MANAGEMENT COMMITTEE

The Murketts application (18/02726/FUL) was discussed at Development Management Committee on 24 January.

Councillor Kerr attended as an observer but as she sent apologies for this meeting we do not yet know what the final outcome was.

Chairman:

Dated: 9 February 2022

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