

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held in the Town Hall on Wednesday 25 January 2023**

Present:

Vice Chairman: Councillor C Smith

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

In attendance:

Town Clerk: M Price

Democratic Officer: S Rawlinson

PL82.00 APOLOGIES

Apologies were received from Councillor N Wells (HDC commitment).

PL83.00 DECLARATIONS OF INTEREST

Application 22/00021/TRCA – Councillor J Tiddy – non pecuniary interest as an acquaintance of the applicant.

PL84.00 PUBLIC PARTICIPATION

Application 22/02558/FUL – two residents from Woodside Way addressed the meeting.

They had concerns about the above application which, due to the size and scale, would completely block out light to one garden. The extension was larger than a new house and would impact severely on their neighbouring properties. There were also privacy issues.

PL85.00 MINUTES

RESOLVED: the Minutes of the Meeting held on 14 December 2022 were agreed as a correct record and signed by the Vice Chairman.

PL86.00 PLANNING APPLICATIONS

Consideration was given to the following applications:

PL86.01 22/02504/FUL

Single storey side extension and alterations
98 Hill Rise
St Ives

RECOMMENDATION: **Approval** Subject to a 20% natural gain for any trees removed.

PL86.02 22/02480

Retrospective change of use from Industrial Building (Class B2) to a Gym (Class E(d))
Unit E Burrel Road
St Ives

RECOMMENDATION:

Approval

It is recommended that any new parking areas have permeable surfaces due to the flooding risk in that area.

PL86.03

22/02502/TRCA

The tree is at the entrance to Rheola and following a survey showing that it is dead, it has been recommended that it is removed. A branch has fallen from it into the road, so we really do need to get this cut down.

Rheola
Broad Leas
St Ives

RECOMMENDATION:

Approval Subject to

A 20% natural gain for the removal of the tree.

PL86.04

22/02558/FUL

Erection of a two-storey extension to the front.

9 Woodside Way
St Ives

RECOMMENDATION:

Refusal

Overdevelopment

Loss of light and privacy to neighbouring properties

PL86.05

22/02412/LBC

Refurbishment of the main house provide 6 no. 1 and 2 bed apartments with associated parking, refuse storage and landscaping. To remodel the Outhouse and Stables to form a single 3-bedroom house

The How
Houghton Road
St Ives

RECOMMENDATION:

Approval Subject to

The application of due responsibility towards the natural environment

PL86.06

22/02584/FUL

Demolition of existing residential nursing home and replacement with a new care centre containing 56 care suites

Rheola
Broad Leas
St Ives

RECOMMENDATION:

Approval

It is hoped that the CIL process is undertaken to ensure there is adequate funding for the project.

Chairman's
Initials

- PL86.07** **22/80388/COND**
 Discharge of Condition 30 (Bat Survey) and 36 (Archaeology) for 18/02726/FUL
 Former Car Showroom
 London Road
 St Ives
- RECOMMENDATION:** The suvey findings are welcomed.
 No further comment on this application.
- PL86.08** **23/00076/TREE**
 T1 Horse Chestnut at side of garden: reduce crown by 2m and prune to shape
 This is a substantial tree that, whilst mature will keep increasing in size and will
 encroach on the house and the remaining part of the garden not dominated by
 it. The proposed reduction will not significantly affect the overall appearance of
 the tree and will allow it to be maintained at a size suitable for the location.
 9 Brigham Crescent
 St Ives
- RECOMMENDATION:** **Approval**
 It is agreed that these works are necessary.
- PL86.09** **23/00021/TRCA**
 T1 Willow: reduce to previous pollard points at approx. 6 metres. T2 Holly:
 Reduce height by 1.5m
 23 Needingworth Road
 St Ives
- RECOMMENDATION:** **Approval**
 It is agreed that these works are necessary.
- PL86.10** **23/00027/TRCA**
 Silver birch; reduction of at least ten feet due to severe rot from earlier
 reductions; major cavity midway up trunk; as described by Hemingford
 Arboriculture.
 9 Park Road
 St Ives
- RECOMMENDATION:** **Approval**
 Work should be of sufficient quality to prevent
 further rot and should meet with the approval of
 HDC's Arboricultural Officer
- PL86.11** **23/00073/FUL**
 Erection of single storey rear extension
 16 Scrolans
 St Ives
- RECOMMENDATION:** **Approval**
 Appropriate scale of development for the site
 No impact on street scene

PL87.00

DEVELOPMENT MANAGEMENT COMMITTEE

No matters relating to St Ives.

Chairman:

Dated: 8 February 2023

Chairman's
Initials