

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held in the Town Hall on Wednesday 26 July 2023**

Present:

Councillors: M Gleadow, N Wells, J Kerr, J Tiddy, A Thompson, R Chapman

In attendance:

Town Mayor: P Pope

Democratic Officer: A Childs

Facilities Manager: T White

PL24.00 APOLOGIES FOR ABSENCE

Apologies were received from Councillors C Smith and C Morgan (both personal).

PL25.00 DECLARATIONS OF INTEREST

Councillor N Wells – **Agenda Item PL28.00 Planning Application 23/01212/FUL** – pecuniary interest as a member of the electoral roll of All Saints Church and a donor in the church Parish Giving scheme.

Councillor N Wells will leave the room during this planning application discussion; a vote was cast for an alternative committee member to chair during **Agenda Item PL28.00 Planning Application 23/01212/FUL**.

Councillor J Kerr proposed that Councillor M Gleadow take the temporary position of Chairman for this one agenda item, which was seconded by Councillor A Thompson. There was a unanimous vote.

RESOLVED: that Councillor M Gleadow take the position of Chairman during **Agenda Item PL28.00 Planning Application 23/01212/FUL**.

PL26.00 PUBLIC PARTICIPATION

Mr Martin Collier, a member of the All Saints Church's Parochial Church Council (PCC), spoke regarding **Agenda Item PL28.00 Planning Application 23/01212/FUL**. He detailed the reasons behind the proposed sale of the parish hall. The hall suffers from structural defects which has led to some cracking; the ballpark figure for repairing is £100,000 GBP in addition to the costs of fixing the lavatories and kitchen facilities. Mr Collier stated this is not feasible for the church body and they would like to sell the parish hall, using the proceeds to help assist the ongoing maintenance and repair of the primary church building.

The Chairman thanked Mr Collier for his comments.

Mr Ian Dobson spoke regarding **Agenda Item PL28.00 Planning Application 23/01212/FUL** and expressed his strong opposition to the proposed plan. He suggested that the application be recommended refusal and that the applicants be urged to engage in fundraising and grant applications to raise the £150,000 required to restore the building as the Parish Hall.

Mr Dobson summarised his reasons for objection in eight major points:

1. Lack of fundraising efforts and grant funding applications
2. No public consultation
3. Unpopular reordering of the church
4. Deliberate neglect
5. Misleading information
6. Heritage asset
7. Lack of property amenities for proposed residential units (eg. garden, parking space).

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8. Diocese of Ely is investigating assertions (toxic asset proposal)

The Chairman thanked Mr Dobson for his comments.

Mr Mathew Setchell spoke regarding the sewer relay on West Street; at a previous meeting as the FLAG Chair he had recommended the committee's recommendation of refusal for two proposed developments due to the sewage issues – which should be rectified in the near future.

He queried if the committee would be inquorate if Councillor N Wells exits the Chamber during **Agenda Item PL28.00 Planning Application 23/01212/FUL**.

The quorate would be four committee members, and there would be five present when Councillor N Wells exits the Chamber for **Agenda Item PL28.00 Planning Application 23/01212/FUL**.

The Chairman thanked Mr Setchell for his comments.

PL27.00**MINUTES**

RESOLVED: the Minutes of the Meeting held on 12 July 2023 were agreed as a correct record and signed by the Chairman.

PL28.00**PLANNING APPLICATIONS**

Consideration was given to the following applications:

PL28.01**23/01158/LBC**

Change of use of office (Class E) to two flats (C3 residential).

First And Second Floor Offices

22 - 24 The Broadway

St Ives

RECOMMENDATION:

Approval Subject to Building Consent.

No changes to the external footprint and an attractive interior layout. The committee agreed it would be beneficial to have additional accommodation in the town centre and no shops would be lost because of this proposed development.

PL28.02**23/01157/FUL**

Change of use of first and second floor offices (Class E) to two flats (residential C3).

First And Second Floor Offices

22 - 24 The Broadway

St Ives

RECOMMENDATION:

Approval Subject to Building Consent.

No changes to the external footprint and an attractive interior layout. The committee agreed it would be beneficial to have additional accommodation in the town centre and no shops would be lost because of this proposed development.

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PL28.03**23/80268/COND**

Discharge of Conditions 3 (Environmental Management Plan), 4 (Surface Water Drainage), 5 (Surface water Runoff During Construction), 6 (External Materials), 7 (Architectural Details), 9 (Ecological Enhancement) and 14 (Plant and Equipment Details) of 22/01439/FUL.

**Former 11 To 12 The Pavement
St Ives**

RECOMMENDATION:**Approval subject to timing clarification.**

A question was raised regarding the times of operations. One document states 8:00am-6:00pm, and other document states 7:30am-6:00pm. The committee asks for clarification whether the earlier time was a typo. A starting time earlier than 8:00am would not be recommended approval.

They agreed the works would be lengthy but required, and the applicants wish to complete the works properly and follow proper procedures.

[Councillor N Wells exited the Chamber]

[Councillor M Gleadow took the seat of Chairman]

PL28.04**23/01212/FUL**

Conversion of existing church parish hall into residential units.

**The Church Hall Ramsey Road
St Ives**

RECOMMENDATION:**Refusal**

On the grounds of lack of consultation with the local community, and lack of evidence that sufficient efforts were put into finding alternative funding sources.

Committee members expressed their conflicted nature on this application; they understand the church's need to raise funds to maintain their primary building but were concerned about the loss of a community resource. Members stated that they wished more had been done to raise funding through alternative sources, such as grant funding applications. As the Church is a Grade 1 listed building, members stated there are many funding streams available for maintaining historical buildings. Public consultation on the future of the parish hall would be encouraged by the committee.

[The Town Mayor entered the Chamber]

[Councillor N Wells entered the Chamber]

[Councillor M Gleadow left the seat of Chairman]

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PL28.05

23/01294/HHFUL

Construction of Two-storey Rear and Gable Extensions Pursuant to Allowed Appeal APP/H0520/D/233315852.

2 Windsor Close

St Ives

RECOMMENDATION:

Approval

Committee members noted that there have been no negative comments raised by neighbouring properties, and agreed that the extension would not add to the external footprint of the building. The proposed development would build up vertically, and appears that there would be no issues regarding lack of light to neighbouring properties. The shadow would fall on buildings with no windows on the affected side.

PL28.06

23/01152/FUL

Installation of first floor seating area with balustrade and external stairs above existing retail unit.

7 Abbey Retail Park Harrison Way

St Ives

RECOMMENDATION:

Approval subject to no structures being erected on the roof terrace.

Committee members agreed it would be a nice addition to the existing site; the only concern raised was regarding future potential use of gazebos on the terrace.

The meeting concluded at 7:39 pm.

Chairman:

Dated: 09 August 2023

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