

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

**Present:**

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

**In attendance:**

Democratic Officer: A Childs  
Administration Officer: E Bleazard  
Facilities Manager: T White

As the Chairman was not present at the meeting and the Committee currently lacks a Vice Chairman, members made nominations and voted for a substitute Chairman. Councillor J Kerr nominated Councillor M Gleadow, which was seconded by Councillor A Thompson. Members voted unanimously in favour.

Councillor M Gleadow accepted the role and took the Chairman's seat in the Chamber.

He welcomed Emma Bleazard to the meeting, who was shadowing the Democratic Officer and observing the minute-taking process.

**PL52.00 APPOINTMENT OF VICE CHAIRMAN**

No nominations were presented.

Councillor A Thompson proposed that this agenda item be deferred to the next meeting on 8<sup>th</sup> November 2023. Councillor J Tiddy seconded the motion, and there was a unanimous vote in favour of his proposal.

**RESOLVED:** it was agreed that the appointment of Vice Chairman would be deferred to the next Planning Committee meeting.

**PL53.00 APOLOGIES FOR ABSENCE**

Apologies were received from Councillor N Wells and C Morgan (personal).

**PL54.00 DECLARATIONS OF INTEREST**

None.

**PL55.00 PUBLIC PARTICIPATION**

Mr Martin Collier spoke regarding **Agenda Item PL57.02 (Planning Application 23/01699/FUL)**. Mr Collier serves on the St Ives Parochial Church Council and he referenced the previous application for this development, which came before the Planning Committee in July 2023. At the time, the Planning Committee had recommended refusal of the application to HDC. Mr Collier explained that, upon advice received from District Council, the previous application was withdrawn and this new application has been submitted. Some of the notable changes to the application include a bin store and cycle store.

Mr Collier wished to clarify any misunderstandings regarding the application. He explained that the Church Council is an elected body, which holds an annual meeting of parishioners, and the decision in principle to explore the potential selling of the Church Hall was made in 2014. A consultation was held between 2018-19 and at this time there were only two objections raised out of the total responses received. He also stated there was concern that unless something was done that the building would be demolished, and the longer this indecision continued it would contribute to this likelihood. The Church does not wish to exert its funds into the hall, but rather focus on

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improving the facilities within the main church building. He explained that the sale of the hall would help the Church be able to invest in their main building and improve its condition.

The Substitute Chairman stated that there were two potential outcomes – the Committee could recommend approval or refusal. He asked Mr Collier what would happen if the application was refused. Mr Collier responded that it would depend on the grounds for refusal. He felt that they have addressed certain issues, if the same concerns were raised again despite this then he would have to appeal. He stated their options are to appeal or to submit an alternative scheme they feel would have HDC's approval.

The Substitute Chairman thanked Mr Collier for his comments.

Councillor J Kerr read a statement on behalf of local resident Mr Ian Dobson, who was unable to attend this evening and participate in the Public Participation section of the meeting. Mr Dobson strongly objected to the proposed development in **Agenda Item PL57.02 (Planning Application 23/01699/FUL)**.

He provided the following points:

1. The application should be refused and the applicants should be urged to engage in fund-raising and grant applications to raise the £150,000 allegedly needed to bring the premises back into use as a Parish Hall, in like manner to the achievements of the Free Church, the Methodist Church, Friends of the Corn Exchange in the 2010s and, yes, All Saints Church itself in the 2000s. By its own admission All Saints has neglected its Parish Hall for the past ten to thirty years and now wants to dispose of it, without committing any effort to save and restore it.
2. At no point have the congregation of All Saints and the wider community of St Ives been consulted whether they are willing to lose their much-valued and cherished Parish Hall.
3. The proceeds from any sale of the Hall would in any case fall far short of the sum desired / required for the unpopular and unlikely reordering of magnificent Grade I Listed All Saints Church.
4. Numerous people within and outside the congregation believe on good evidence that the neglect of the past ten years has been deliberate and that the real intention is to secure change-of-use and then demolish the building, which was the purpose of the original planning application.
5. Contrary to the shocking assertions of the applicants, since 1869 the Parish Hall has had a rich history as an integral part of All Saints Church, and it ticks the boxes of all of the elements of the Heritage Strategy of HDC, as contained in its Local Plan to 2036.

The Substitute Chairman thanked Mr Dobson and Councillor Kerr for sharing his comments.

## **PL56.00 MINUTES**

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

## **PL57.00 PLANNING APPLICATIONS**

Consideration was given to the following applications:

### **PL57.01 23/01300/TREE**

T1 Lime: Crown lift to 4m, reduce laterally to clear house by 2-2.5m - Reason: to improve vehicle and pedestrian access.

T2 Cherry: crown lift to 3m over pavement.

**11 Enderbys Wharf, London Road  
St Ives**

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**RECOMMENDATION: Approval**

No issues were raised, and the committee considered this to be essential tree surgery.

**PL57.02****23/01699/FUL**

Conversion of existing church parish hall to 3 residential units (Use Class C3).

**The Church Hall, Ramsey Road**

**St Ives**

**RECOMMENDATION: Extension Request**

The Committee felt more time was required to consider the details of the application. Members voted to defer this application to the next Planning Committee held on 8th November 2023.

**PL57.03****23/01826/FUL**

Change of use of the first and second floors into residential living spaces while dividing the ground floor into two distinct units: one for residential purposes and the other for commercial use. Rear extension to accommodate a new staircase leading to the first floor.

**3 Sheep Market**

**St Ives**

**RECOMMENDATION: Approval Subject to:**

The Council approves the conversion into 3 flats plus ground floor shop premises. However, an alternate cladding material should be utilised for the rear external staircase. The metal cladding was not seen as fitting to the appearance and character of the property.

**PL57.04****23/01840/HHFUL**

Proposed 'wrap around' ground floor extension and first floor front and rear extensions.

**10 Albemarle Rd**

**St Ives**

**RECOMMENDATION: Refusal**

Based on overdevelopment and loss of light to neighbouring gardens. Members felt the proposed works nearly doubled the size of the external footprint, which was deemed excessive. Concerns were raised over the vertical and horizontal extensions' effect on neighbouring property gardens (eg. significant loss of light).

The meeting concluded at 7:38 pm.

Chairman:

Dated: 08 November 2023

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