

**Minutes of the Meeting of the Planning Committee of St Ives Town Council  
held in the Town Hall on 10<sup>th</sup> April 2024 at 7pm**

**Present:**

Chair: N Wells  
Vice Chair: M Gleadow

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

**In attendance:**

Democratic Officer: E Bleazard  
One Member of the public

**PL110.00 APOLOGIES FOR ABSENCE**

Apologies were received and approved from Councillor J Kerr (Personal).

**PL11100 DECLARATIONS OF INTEREST**

None.

**PL112.00 PUBLIC PARTICIPATION**

The Chairman of the Flood Action Group (FLAG) discussed that Browns Hill lock and the St Ives lock are running at 50% capacity with two sluices not working. He reported that the Environment Agency have reported that this puts four properties at risk of flooding, however FLAG believe this number to be higher. He requested that the Town Council consider sending a letter to the Environment Agency regarding this issue. He reported that Hemingford Parish Council have sent a letter. The Chair responded that it may be appropriate for the Town Council to do so and advised the Chairman of FLAG to take the issue to the next Full Council meeting.

The Chairman of FLAG also mentioned that one of the drains was filled in at the boating lake when gravel was dug out. HDC has been sent a letter asking for the drain to be cleared. The Chair advised that the Town Council would like to receive a copy of this letter.

**PL113.00 MINUTES**

The committee were in receipt of the draft minutes of the Planning Committee meeting held on 27th March 2024.

**RESOLVED:** that the Minutes of the meeting held on 27th March 2024 were agreed as a correct record and signed by the Chair.

**PL114.00 PLANNING APPLICATIONS**

**PL114.01 24/00090/FUL**

Change of use of land adjacent to the property to residential use and retention of existing boundary fence.

**29 Acacia Ave  
St Ives**

**RESOLVED:**

Recommend refusal for the same reasons as at the previous application, which were: loss of amenity – this is an area of green open space used by the public. Not in keeping with the street scene – other properties in the locality do not have fences. There is some uncertainty as to the actual ownership of the land.

Chairman's  
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**PL114.02** 24/00466/HHFUL Single-story rear extension to provide additional lounge area.  
**7 Deighton Close**  
**St Ives**

**RESOLVED:** Recommend approval. The committee discussed that the extension does not affect neighbouring properties.

**PL114.03** 24/00506/HHFUL Single storey rear extension and dormer.  
**47 Elm Drive**  
**St Ives**

**RESOLVED:** Recommend approval based on the appropriate scale and size of the extension. The committee requested that consideration be given to optimising water run off of the property due to its large scale. The committee noted that the extension will not be visible from the road and does not overlook other properties.

**PL114.04** 24/00532/HHFUL A small link extension to join two outbuildings, a store and a garage to be used as a small personal workshop.  
**Westfield Park Ave**  
**St Ives**

**RESOLVED:** Recommend approval based on the appropriate scale and size of the extension.

**PL114.05** 24/00516/HHFUL Proposed 2 storey side extension.  
**9 Garden Close**  
**St Ives**

**RESOLVED:** Recommend approval based on the appropriate scale and size of the extension. The committee recommended that the permeable parking surface is to be kept.

**PL114.06** 24/00276/FUL Installation of roof top plant and plant platform handrails. New plant enclosure to rear and gates. New replacement door at ground floor and replacement balcony door. New external LED lighting.  
**Waitrose Ltd, Station Road**  
**St Ives**

**RESOLVED:** Recommend approval subject to no increase in light spill and that thought be given into noise attenuation for nearby properties.

**PL114.07** 24/00498/HHFUL Erection of a double garage at the rear of the property.  
**12 Tay Close**  
**St Ives**

**RESOLVED:** Recommend refusal based on the lack of information regarding access to the new garage, size and scale of the new garage and impact on neighbouring properties.

**PL114.08** 24/00485/HHFUL      Erection of first floor front extension.  
**12 Sheepfold Street**  
**St Ives**

**RESOLVED:** Recommend approval, based on the appropriate scale and size of the extension.

**PL114.09** 24/00451/FUL      The proposed transformation of the existing three storey house of multiple occupations, occupying 2 flats. The proposal looks to increase the density to 3 studio flats with a 1-bedroom property to accompany existing dwellings to the rear.  
**7 Carlisle Terrace**  
**The Quadrant St Ives**

**RESOLVED:** Recommend refusal due to over development.

**PL115.00      TREE PRESERVATION ORDER**  
The committee was in receipt of a tree preservation order TPO 24/004.

**RESOLVED:** that the committee are in favour with a tree preservation order being applied to these trees. The committee noted that other trees in the plot may also be suitable for tree preservation orders. The committee voted unanimously in agreement.

The meeting concluded at 7.38pm

Chair:.....

Dated: 24<sup>th</sup> April 2024

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