**Minutes of the Meeting of the Planning Committee of St Ives Town Council**

**held at the Town Hall St Ives on Wednesday 9 January 2019**

**Present:**

Chairman: Councillor N Dibben

Vice-Chairman: Councillor D Rowe

Councillors: J Davies, R Bellamy, T Drye, P Hussain, J Tiddy

**In attendance:**

Committee Clerk: S Rawlinson

PL111.00 APOLOGIES FOR ABSENCE

All Members were in attendance.

PL112.00 DECLARATIONS OF INTEREST

**Application 18/02558 - All Members** declared a pecuniary interest as this was the Council's own application.

PL113.00 PUBLIC PARTICIPATION

The Civic Society of St Ives made the following comment:

**18/026774 - 1 Alabama Way** - The Society have no objection to this application but will be pleased if a condition is included requiring that refuse bins are stored in the rear garden. In the immediate area some householders’ bins are stored in front of the dwelling. We consider it is always preferable to store bins out of site so far as possible.

PL114.00 MINUTES

**RESOLVED:** that the Minutes of the Meeting of the Planning Committee held on 12 December 2018 are confirmed as a correct record and signed by the Chairman.

PL115.00 PLANNING APPLICATIONS

The following applications were considered by the Planning Committee:

PL115.01 18/02558

Tree Works to Cemetery

Broad Leas St Ives

**RECOMMENDATION:** **Observation**

The Council has no comment to make on its own

application.

PL115.02 18/02573

Variation of Condition 2 and 3 on application for 18/01605/FUL the insertion of dormer window and variation of materials proposed.

Burleigh Hill Bungalow Somersham Road St Ives

**RECOMMENDATION:** **Approval**

Revised layout is acceptable

In keeping with the area

PL115.03 18/02601

Single storey rear extension

5 Audley Close St Ives

**RECOMMENDATION:** **Approval**

Appropriate scale of development for the site

No adverse impact on street scene

PL115.04 18/02563

Change of use and minor external works to allow for the sub-division of an existing vacant retail unit to create up to two units to be used as Open A1 Retail, Coffee Shop, Gym or Vets (plus the creation of ancillary storage space for the existing Morrisons store)

Morrisons Supermarket Needingworth Road St Ives

**RECOMMENDATION:** **Refusal**

The initial application was acceptable as this was a large

unit with no possibility of achieving something similar

within the town centre.

The proposal to split the unit creates two areas

compatible with sites available in the town centre.

Approved application 18/01904 - 7/8 The Sheepmarket

provides a large unit of 400 sqm in the town centre of

similar size to that in the application. The application,

therefore, does not pass the sequence test and should be

refused.

The Committee would wish to see the unit retained as a

single large unit and not sub-divided.

However, a gym or other non A1 use may be acceptable

if a detailed submission is made.

PL115.05 18/02674

Single storey rear and side extension

1 Alabama Way St Ives

**RECOMMENDATION: Approval in principle**

Subject to consideration being given to a pitched roof on

the extension which would improve the appearance of

the extension and, additionally, that a condition is

included requiring that refuse bins are stored in the rear

garden.

PL116.00 LOCAL PLAN - PROPOSED MAIN MODIFICATIONS 2018

The Chairman informed Members that the developers for the former garage site in London Road (Murketts) had indicated that they wished to address the next Committee with further information on their proposals. This would be of particular interest as the site has been removed from the Local Plan.

PL117.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION

No matters to report.

Chairman: Date: 23 January 2019

**THIS PAGE**

**HAS BEEN**

**INTENTIONALLY**

**LEFT BLANK**