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

**held at the Town Hall St Ives on Wednesday 23 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:**

Amenities Manager: C Allison

PL118.00 APOLOGIES FOR ABSENCE

No apologies for absence were received.

PL119.00 DECLARATIONS OF INTEREST

**Application 19/00007 - Councillor T Drye – Pecuniary Interest** and **Councillors D Rowe, J Davies, N Dibben, R Bellamy** - Non pecuniary interests as acquaintances of the agent.

**Applications 18/02702 and 18/02746 - Councillor P Hussain** - Non pecuniary interest as an acquaintance of the applicants.

PL120.00 PUBLIC PARTICIPATION

The Civic Society of St Ives made the following comments:

**18/02726 - Former Car Showroom, London Road**

The Society will be pleased to hear from Lochailort St Ives, during agenda item PL122, the reasons for proposing a general use development, rather than a supported housing scheme as envisaged in the developing Local Plan, albeit the site has now been removed from the latest iteration of the Plan.

In general the design philosophy is welcomed but the development is high density and, given it’s likely occupants will be from a young demographic, 1 or 1.5 parking spaces per dwelling will be insufficient.

To encourage less car ownership we encourage the development of a more direct route to the Busway P&R stop. The application makes clear an intention to improve steps up to Harrison Way. However there is no footpath alongside Harrison Way (other than on the viaduct). A footpath/cycleway along Harrison Way would provide a shorter route to the Busway.

**18/02702 - 1 Darwood House**

The application has insufficient detail to understand the layout and use of the spaces in adjacent flats. In particular, flat 3 on the first floor will loose two east facing windows. The proposed replacement window in the rear space will likely look directly onto the side wall of 12A Cromwell Place. Furthermore, as the layout of the existing bathroom is not shown, it is suspected that only a shower is included in the small space. Two (very small) shower rooms are grossly insufficient for a three bedroomed property.

Whilst this application has done away with the external stairway the application remains overdevelopment of the site.

**18/02746 - 14 Tennyson Road**

The only welcome feature of this proposal is the bin store, otherwise the Society consider it to be out of keeping with surrounding properties, the proposal is overdevelopment of the site.

**18/02738 - Monks Cottage, Priory Road**

The plan of the side extension now proposed is similar to that previously approved (17/02388). However, the gable ends now proposed, especially to the front elevation is intrusive to the street scene in this part of the conservation area. The Society doubts the Planning Officer’s report for this proposal could again state “It is considered that the

scale, bulk and design of the development complement the host building”. In short the gables are out of keeping with the existing property.

**19/00007 - 64 Houghton Road**

The Society do not object to this outline proposal but suggest the house should be handed so there is a chance the garage would be used as such. In its proposed location it would be difficult to turn a car into or out of the garage. Also we suggest the proposed bungalow street number should be a continuation of Elm Drive’s numbers. It cannot be approached by vehicle direct from Houghton Road.

**Application 19/00007 - 64 Houghton Road**

Peter Townsend, the agent for this application, stated that the existing bungalow had structural defects and was beyond economic repair. The proposed new development was on the footprint of the existing bungalow.

PL121.00 MINUTES

**RESOLVED:** that the Minutes of the Meeting of the Planning Committee held on 9 January 2019 are confirmed as a correct record and signed by the Chairman.

PL122.00 APPLICATION 18/02726/FUL - FORMER CAR SHOWROOM, LONDON ROAD

James Croucher, Planning Director of Lochailort Investments gave a presentation on their application.

The site was previously a gasworks, then a filling station and had car showroom use since the 1950s. The last gas holder was removed in the mid 80s.

There were some constraints to development in that medium pressure gas mains pipes crossed the site, these had been identified and buildings could not be placed above them. A contamination investigtion and remediation had taken place. The site was heavily contaminated in some hot spots. His firm was liaising with HDC Environmental Health and meetings had taken place with the Environment Agency who said the site was defended by modern flood defences but the developers had to do a detailed flood risk investigation. The site was unlikely to flood but they could not accommodate vulnerable persons on the site there would, therefore, be no bungalows, no child nursery or sheltered housing.

The constraints determined the layout of the site which would be a mix of properties and sizes with a new public open space. Access via London Road would be retained with a new pedestrian link to Harrison Way.

It would be prohibitively expensive to remove the gas compound so that would be left and screened.

There had been an estimated 480 vehicle movements daily when the site was a car dealership including car transporters. 62 dwellings equated to 270 vehicle movements with 15 fewer at morning peak. There would be parking for 100 cars and 120 cycles. Construction vehicles would approach the site via the A14 only.

Members expressed disappointment that the site would not be used for sheltered housing.

In response to an enquiry on provision of affordable housing, Mr Croucher stated that the units would fall under the 'help to buy' threshhold.

The Chairman thanked Mr Croucher for his presentation.

PL123.00 PLANNING APPLICATIONS

The following applications were considered by the Planning Committee:

PL123.01 18/02726/FUL

Phased residential development of 62 dwellings with access, parking, landscaping and associated works. Demolition of existing buildings

Former Car Showroom, London Road

**RECOMMENDATION:** **Approval**

The Committee is content with increase in number and

considers the mix of dwellings reasonable.

The following are requested:

- Confirmation that the redevelopment benefits outweigh

the fact the site fails the flood sequential test

- Condition for further contamination studies to be

carried out together with method for safely removing

contamination to be agreed before any work starts

- 40% to be affordable housing (as in Local Plan) or

economic justification if this is not to be considered

- Bat Survey to be conducted

- Condition that all construction traffic to approach site

via the A14 (as proposed)

PL123.02 18/02702/FUL

Proposed two storey side extension to provide additional accommodation for existing Flat No 1.

1 Darwood House The Quadrant St Ives

**RECOMMENDATION:** **Deferred** pending receipt of further information:

- Access to flats unclear

- Further details required for internal layout to

understand how openings and daylight will work

Given the present information, the Committee considers

this application to represent borderline overdevelopment.

PL123.03 18/02746/FUL

Two storey extension to the side and part two storey and part single storey to the rear of the property

14 Tennyson Avenue St Ives

**RECOMMENDATION:** Refusal

Overdevelopment of the site

Out of keeping with street scene

PL123.04 18/02738/FUL

Proposed Side Extension

Monks Cottage Priory Road St Ives

**RECOMMENDATION: Approval in principle,** pending receipt of further

information:

- Clarification on glazing and solid elements

- Gable end is intrusive on street scene, require

clarification on which is glazing and which is solid

- Details of finish required

PL123.05 18/02757/FUL

Erection of a first floor extension to the rear of property

6 Myrtle Green, St Ives

RECOMMENDATION: **Refusal**

Concerns about light issue for No 8

Noted that a similar extension was approved for No's 10

and 12 as a pair.

***[Councillor T Drye left the Meeting]***

PL123.06 19/00007/OUT

The demolition of the existing bungalow and garage and the construction of a new 2 bedroom bungalow and 4 bedroom house

64 Houghton Road St Ives

**RECOMMENDATION:** **Approval**

Similar scale new houses have been built on similar sites

in adjacent roads.

Replacement house on Houghton Road is a similar scale

to the present house

Does not adversely impact on street scene

***[Councillor T Drye rejoined the Meeting]***

PL123.07 19/00022/TRCA

Blue Cedar - centre stem has failed, climbing inspection to assess whether the other limbs attached to same union are safe to remain, or require removal/reduction. Reduce crown spread by 2m. T2 - 7x Apple trees - prune new growth back to old pruning points. T3 - Indian Bean - tree appears to have a decaying base, large limb has failed in the past - clear Ivy to assess decay - re pollard to old pruning points if required. T4 - Cypress - fell to ground level. T5 - Norway Spruce - raise to 4m. G1 - 9x Leyland Cypress - fell to ground level.

5 The Drive St Ives

**RECOMMENDATION:** **Approval** subject to:

- Pruning to be agreed with Tree Officer

- Replacement trees for those being felled.

**PL124.00** **NEIGHBOURHOOD PLAN**

Consideration was given to whether to resume work on the Neighbourhood Plan.

Councillor Drye reported that the Master Plan was some while away and Members did not wish to delay any longer. The first stage would be to agree the area to be covered by the Plan. It would require a team of 4-6 people to take the lead.

**RESOLVED:** that a Recommendation be made to Council that preliminary work on the Neighbourhood Plan be resumed.

PL125.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION

There were no matters to report.

Chairman: Date: 27 February 2019

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