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

**held at the Town Hall St Ives on Wednesday 13 February 2019**

**Present:**

Chairman: Councillor N Dibben

Vice-Chairman: Councillor D Rowe

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

**In attendance:**

Committee Clerk: S Rawlinson

PL126.00 APOLOGIES FOR ABSENCE

All Members were present.

PL127.00 DECLARATIONS OF INTEREST

**Application 19/00152** - **All Members** - other interest as acquaintances of the applicant.

**Application 19/00183** - **Councillor D Rowe** - Pecuniary Interest as a neighbour of the applicant and **Councillors J Davies, N Dibben, J Tiddy, T Drye, P Hussain** - other interest as acquaintances of the applicant.

PL128.00 PUBLIC PARTICIPATION

The Civic Society of St Ives made the following comment:

**Application 19/00183 - Land Opposite 5-6 Cow and Hare Passage**

This application has much to commend it. It is an interesting design solution to a relatively small plot. The total lack of any parking or even unloading space will create many problems for the occupants. Several other aspects of the application are not clear.

The application form confirms:

a) that bins will be stored in the rear gardens. Para 6.2 in the Planning Statement makes a similar comment but no further information is given regarding bin store locations.The distances to any pickup location on East Street are quite long, also there is no suitable location for temporary standing of bins on East Street. The existing bins referred to in para 6.2 are commercial bins.

b) Section 6.D of the same document comments that ‘bikes and bins can be stored in the substantial rear garden’. The Society consider that each property should have a bike and garden equipment store as well as a bin store. This will provide a uniform design solution and enhance the gardens for all residents.

c) a sustainable drainage system is to be installed. There are no details of the location of the drainage system.

d) Parking is not part of the application. Section 6.C of the Planning Statement states that deliveries to the existing business will continue as currently. The space available for other vehicles to park will be reduced. Whilst the application makes clear the business no longer requires the disused buildings a similar statement is not made regarding the businesses vehicles.

PL129.00 MINUTES

The Minutes were to be amended at PL119.00 to show that Councillor T Drye declared a pecuniary interest in Application 19/00007 and left the meeting when the item was discussed.

**RESOLVED:** that the Minutes of the Meeting of the Planning Committee held on 23 January 2019, as amended, be agreed as a correct record and signed at the next meeting.

PL130.00 PLANNING APPLICATIONS

The following applications were considered by the Planning Committee:

PL130.01 17/01706/FUL

Erection of food store (use class A1) with associted parking, landscaping, access and associated works

Land At Junction Of Stocks Bridge Way And Needingworth Road St Ives

 **RECOMMENDATION: Observation**

There are still concerns about the impact of additional

 traffic in an already congested area. The length of traffic

 queues indicated in the report are much shorter than

 those actually observed.

 Should the application be approved there should be a

 condition applied that no more than 20% of goods be

 non-food retail.

PL130.02 19/00152/TRCA

Repollard the tree 1 to 2 metres above the original pollard point. Reason: multiple Ganoderma brackets on the trunk but will retain the trunk for now as it is very likely to be habitat for wildlife.

Barnes House 1 Church Street St Ives

 **RECOMMENDATION: Approval**

Extent of works to be agreed with the Tree Officer

PL130.03 19/00005/FUL

Single storey rear extension

2 Van Dyke Place St Ives

 **RECOMMENDATION:** **Approval**

 In keeping with the area

 Appropriate scale of development

 Does not adversely impact on street scene

PL130.04 19/00057/FUL

Change of use to personal fitness training in small groups and on a 1 to 1 basis

Unit 1 Brunel Court

 **RECOMMENDATION: Approval**

 The use of a previously vacant unit is welcomed.

 Change of use encourages healthy lifestyles in keeping

 with the objectives of the Council's Strategic Plan.

***[Councillor D Rowe left the Meeting]***

PL130.05 19/00183/FUL

Demolition of existing storage building and cosntruction of 4 new dwellings

Land opposite 5-6 Cow and Hare Passage

 **RECOMMENDATION:** **Approval Subject to**

Further information on drainage

 Would wish to see combined bin/cycle storage unit to

 the rear

 Schedule for construction works to be agreed to

 minimise disruption in the area

 A check should be made with the County Council to see

 whether an archaeological survey would be appropriate

 before development commences

***[Councillor D Rowe rejoined the Meeting]***

PL130.06 18/02518/FUL

First floor side and rear extension

56 Elm Drive

 **RECOMMENDATION:** **Refusal**

 Overdevelopment

 The rear first floor extension out of keeping with other

 properties in the area.

PL131.00 A14 CAMBRIDGE TO HUNTINGDON IMPROVEMENT SCHEME

Members were in receipt of letter from Highways England proposing to make the new section of the A14 into a motorway.

 RESOLVED: that the proposal be supported.

PL132.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION

No information had been received.

Chairman: Date: 27 February 2019

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