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

**held at the Town Hall St Ives on Wednesday 27 February 2019**

**Present:**

Chairman: Councillor N Dibben

Vice-Chairman: Councillor D Rowe

Councillors: P Hussain, J Tiddy

**In attendance:**

Amenities Manager: C Allison

PL133.00 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J Davies and R Bellamy (both had HDC commitment) and from Councillor T Drye (civic commitment).

PL134.00 DECLARATIONS OF INTEREST

**Application 19/00265/TREE - Councillor J Tiddy** - Non pecuniary interest as an acquaintance of the applicant.

**Application 19/00229/TRCA - Councillor D Rowe** - Non pecuniary interest as a neighbour of the applicant.

**Application H/5001/19/CW - All Members** - other interest as the applicant has had involvement in Council interests in the past.

PL135.00 PUBLIC PARTICIPATION

The Civic Society of St Ives made the following comments:

**H/5000/19/CW – Mick George Ltd, Second Drove**

This application makes much of the failure by planners to insist that forced ventilation to the

bedrooms be a requirement of the permission granted under 16/00195 for the conversion to

dwellings of 1 The Meadow, Meadow Lane. The application admits that night time noise levels

are already exceeded on Harrison Way. It is perverse to argue that the additional noise created,

if permission was granted, will make little difference to the existing properties. Any additional

noise from lorry movements, especially accelerating from a standing start, has real potential to

disturb sleep. The Society consider permission should not be granted.

**19/00268 – 2 Quay Court**

The Society accept this property has remained vacant for some time and therefore a conversion

to a dwelling is appropriate. The open aspect of Quay Court is a welcome glimpse out of Bull

Lane. We want this view to be protected, i.e. any wall, or hedge etc should not close off the

view. If refuse bins are to be stored in Quay Court these should be in a store.

**17/01706 – Aldi Food Store**

It is a pity Technical Note 4 submitted by Connect contains two column title errors, the titles

should read ‘Exigo - 201**7** Base + Committed Flows’. Section 2 of TN4 refers. A simple enough

error but confidence in the new document is reduced.

Furthermore the exact origin of the extracted 2017 Base traffic flows is not made clear, The two

surveys use different methodologies. The latest survey counts traffic through the

junction, and notes excessive queue length but not delay time. The May 2017 survey did consider

individual vehicle queue delay as well as total delay.

No reference in the new information has been found to the effect of the now required Toucan

Crossing on the A1123, this crossing will inevitably slow traffic flows, whilst making crossing of

the road by pedestrians and cyclists safer. Consequently, it is not clear if the new information

takes account of the most recent changes to the application’s proposals. Clarification will be

welcome.

PL136.00 MINUTES

 RESOLVED: that the Minutes of the Meetings of the Planning Committee held on 23 January

 and 13 February 2019 are confirmed as a correct record and signed by the

 Chairman.

PL137.00 PLANNING APPLICATIONS

The following applications were considered by the Planning Committee:

PL137.01 H/5000/19/CW

Section 73 application for extension to hours for vehicle movements without compliance with condition 3 (Vehicle Movements) of planning permission ref H/5011/18/CW

Mick George Haulage Ltd Second Drove St Ives

 **RECOMMENDATION: Observation**

 The Committee would support extended traffic hours

 Monday to Friday to 21:00.

 Existing conditions for hours of operation at weekends

 and bank holidays to remain as existing.

 Would suggest noise mitigation could be improved if the

 road was resurfaced.

PL137.02 19/00210/FUL

Demolition of existing buildings, erection or a dwellinghouse and garage, and alterations to existing access provision (pursuant to Certificte of Lawfulness 18/01575/CLED for the use of the site and buildings for commercial and residential purposes

Greenhouses Somersham Road Woodhurst

 **RECOMMENDATION: Approval**

 The Committee welcomes the replacement of the existing

 buildings in a poor state of repair with a new structure.

 The design and scale of the new building are suitable for

 the site.

PL137.03 19/00229/TRCA

Lawson Cypress ~ Top and fell to leave at approximately 1.0 metre

1 The Broadway St Ives

 **RECOMMENDATION: Refusal**

No reason provided for felling the tree. Please provide

 further information.

PL137.04 19/00265/TREE

Reduce height of ash tree stump under TPO

2 Little Farthing Close St Ives

 **RECOMMENDATION: Approval**

 Extent of works to be agreed with the Tree Officer

PL137.05 19/00223/TRCA

T11- Crack Willow- fell to ground level due to heavy leaning stem and over extended limbs T18- Japanese Cherry- this tree would be left exposed following on from the removal of T1- Acer Negundo. Reduce and thin the Japanese Cherry by 1.5m where necessary to lessen end loading, focusing more so on the limbs with cavities and included bark unions

Westfield Junior School Ramsey Road St Ives

 **RECOMMENDATION: Approval**

 Extent of works to be agreed with the Tree Officer

PL137.06 19/00268/FUL

To convert existing vacant shop to residential (C3)

2 Quay Court St Ives

 **RECOMMENDATION: Approval**

The shop has been vacant for some time and there do not

 appear to be changes to the exterior of the building.

**PL137.07 17/01706/FUL**

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

 Land at junction of Stocks Bridge Way and Needingworth Road, St Ives

 **RECOMMENDATION: Observation**

The Committee’s previous comments apply, ie

 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.

**PL138.00** DEVELOPMENT MANAGEMENT COMMITTEE

 There were no matters to report.

Chairman: Date: 13 March 2019

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