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

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

**Present:**

Chairman: Councillor N Dibben

Vice-Chairman: Councillor D Rowe

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

**In attendance:**

Committee Clerk: S Rawlinson

PL139.00 APOLOGIES FOR ABSENCE

Apologies were received from Councillor J Tiddy (Personal).

PL140.00 DECLARATIONS OF INTEREST

**Applications 18/00652, 18/00653, 18/01984 and 18/02564 - Councillor P Hussain** - non pecuniary interest as an acquaintance of the applicants.

**Application S/0065/19/CM - Councillor N Dibben** - other interest as a member of the RSPB.

PL141.00 PUBLIC PARTICIPATION

The Civic Society of St Ives made the following comments:

**18/01984/FUL -** The side elevation of the revised scheme is similar to the earlier scheme. It remains a very large expanse of wall to Warren Road. We acknowledge the wall has been moved away from Warren Road. However, even after the changes now submitted the proposed extension to the dwelling would dominate the area and be totally out of keeping with neighbouring properties.

The scale and massing of the proposal remains overbearing to all the neighbouring properties and consequently the aims of the 2017 Huntingdonshire Design Guide will not be met. The Society’s view is the application should be refused.

**18/02564/FUL - 12 Kings Hedges**

There are discrepancies in the relationship of the proposed extension to the existing conservatory between the location plan and floor plan. The application form states there is no change in Parking, and no loss of hedges. However, the loss of the existing garage will reduce parking by 1 car space and the proposed works will damage hedge roots. The proposed WC is unlikely to be large enough for a shower. No proposed use of the space is given other than to create a “Bedsit Annex”.

In the Society’s view this is an unsatisfactory application and should be refused, however, it if were to be approved a condition should limit occupation to one family member only.

**19/00278/FUL - The How, Houghton Road**

In general the Society welcomes the design, scale and massing of this application. The documents are detailed and thorough; we trust the same care will be taken during construction and thereafter.

The Society’s concerns with this application were:

1. The How sits in its own site surrounded by mature trees, the house is thus hidden from the south east, i.e. from Hemingford Meadow. The long distance views of the application site from the meadow, and even further away are very important. It is imperative that the trees remain, and that no lighting is installed that would show through the trees. Furthermore, is is important that the ‘views’ indicated in the application are not opened up for the benefit of future residents. This would be very disadvantageous to the population in general.

2. The Transport Statement comments the site is within 300m of the nearest bus stops at Garner Road, i.e. less than the CIHT recommended maximum distance of 400m. However, the drive to the main area of proposed dwellings is 500m long. It would be preferable to ensure there is a link from the proposed site to the Thicket Path, thus allowing a mainly off road cycling and walking route to St Ives.

3. The Houghton Road cycle path will need to be replanned around the entrance to The How. Cyclists always want to take the easiest route. Rather than weave around the drive they would sooner use the main road. Much better would be to replan the cycle path to link onto the existing cycle way via Knights Way, crossing the drive south of How Lodge, and rejoining Houghton Road near the East and West Lodges of the Grange. This will require liason with other developers, but would show similar foresight to that which created the existing cycle ways north of the A1123

4. An increase in road traffic in St Ives. The drip feed of smaller sites, not specifically included in the forthcoming Local Plan continues; each one adding a little more to the traffic making its way around the town.

5. Little thought seems to have been given to the delay that right turning traffic into the site will cause. The Vehicle Tracking Plan in the Transport Statement shows there will not be a turning lane.

6. The ecology report details the abundant wildlife present on the site, including newts and bats. The report makes proposals for safeguarding the wildlife. It will be important that any planning permission ensures these safeguards are put in place.

**S/0065/19/CM - RSPB, Land off B1050, Shelford Road**

The Society welcomes this additional car and coach park and visitor facilities for the developing wetland site. However, para 5.56 on page 27 of the Transport Statement dismisses the B1050 as ‘not a busy major road’ with the latest traffic data gathered in 2014. It is likely the road is now carrying considerably more traffic, mainly resulting from drivers avoiding St Ives and as the unofficial A14 diversion route.

Consequently the Society urge the County Council to require the provision of a right turn lane on Shelford Road. Traffic travelling towards Willingham, faced with a suddenly stopped right turning vehicle in front has only one escape route, the River Great Ouse.

The Chairman welcomed representatives from DLA Town Planning who were agents for **Application 19/00278 - The How.**

The agents stated that they had been working on the application for some considerable time and were mindful of wildlife, trees etc. The road would not be adopted so there would be no lamp posts, instead there would be low level bollard lighting. They planned to rejuvenate the access down to The Thicket.

Following enquiries about the proposed gym, the agents stated that it was for use by residents of the development. They were attempting to create a lifestyle development to encourage a sense of community.

The bottom part of the site was to be handed over to HDC as part of a wildlife park.

Regarding light egress, the developers had conducted a balloon survey which indicated ridge heights and they did not believe the proposed lighting system would create any problems.

As part of the proposed eco village environment, sustainable energy systems would be promoted.

The Chairman thanked the agents for attending and the Civic Society for its comments.

PL142.00 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 27 February

2017 are confirmed as a correct record and signed by the Chairman.

PL143.00 PLANNING APPLICATIONS

The following applications were considered by the Planning Committee:

PL143.01 18/00652/FUL

Change of Use from staff accommodation to 2 self contained flats

21 Bridge Street

**RECOMMENDATION: Approval**

in principle, require clarification on provision of

bin/waste storage

Building Control may have comments about shared

means of escape with restaurant

PL143.02 18/00653/LBC

Change of Use from staff accommodation to 2 self contained flats

21 Bridge Street

**RECOMMENDATION:** **Approval**

in principle, require clarification on provision of

bin/waste storage

Building Control may have comments about

shared means of escape with restaurant

PL143.03 18/01984/FUL

Two storey side, front and rear extension, single storey porch and single storey rear extension replacing the conservatory. Single storey free standing shed/ store in the rear garden. Addition of solar panels and air conditioning units

25 Fairfields

St Ives

**RECOMMENDATION: Refusal**

Although the reduced footprint of the extension is

welcomed the development is still far too large for the

site.

The imposing solid brick wall facing the adjacent road is

unacceptably unfavourable to the street scene.

PL143.04 18/02564/FUL

Extend and convert garage into a habitable area (bed sit annex) and to erect a new timber boundary fence

12 Kings Hedges

**RECOMMENDATION:** **Refusal**

The proposed conversion is unsuitable for living

accommodation.

Not compliant with policies LP12 and LP13.

Poor design does not respect street frontage.

PL143.05 19/00278/FUL

Refurbishment, extension and conversion of The How and The Lodge, demolition of existing outbuildings, erection of two new buildings, improvements to existing access, associated car parking and landscaping and provision of 22 dwellings, including 7 affordable units

The How Houghton Road

**RECOMMENDATION:** **Approval**

Subject to:

Ensuring that low level lighting is not visible across the

Meadow

That the gym stays as such and is not converted to a

dwelling in the future

Assurances that trees will be protected during works

The link to the Thicket Path to be restored

Provision of information on how wildlife will be

protected during the works

That provision be made for links to adjacent sites

That the entrance arrangement be reviewed by Cambs

County Council Highways

PL143.06 19/80056/COND

Conditional information for 1301895/OUT: C14 (Lighting) and C24 (Levels)

Land at former Golf Course Houghton Road

RECOMMENDATION: **Observation**

The Committee has no further comment to make on this

application.

PL143.07 Single storey rear extension

81 Waveney Road

St Ives

**RECOMMENDATION:** **Observation**

The Committee has no further comment to make on this application.

PL143.08 19/00389/TRCA

2 x Conifer - Fell

6 Great Farthing Close

St Ives

**RECOMMENDATION:** **Refusal**

These conifers enhance the street scene.

No supporting evidence has been provided to justify

their removal.

PL143.09 S/0065/19/CM

Visitor car park and access road improvements

Land at Needingworth Quarry off B1050 Shelford Road Willingham

**RECOMMENDATION:** **Approval**

A good amenity which Improves the capacity for

increased tourism and Improves the accessibility of the

site

PL144.00 LOCAL VALIDATION LIST CONSULTATION 2019

Members were in receipt of Local Validation Guidance and Checklist for planning applications and waste development.

The Committee had no comments to make to the consultation.

**RESOLVED:** that the information be received and noted.

PL145.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION

The next Meeting of the Committee would be on 18 March and the proposed ALDI site would be under discussion.

RESOLVED: that Councillor Dibben attend to speak on behalf of the Council.

Chairman: Date: 27 March 2019

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