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

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

**Present:**

Vice-Chairman: Councillor D Rowe

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

**In attendance:**

Amenities Manager: C Allison

PL146.00 APOLOGIES FOR ABSENCE

Apologies were received from Councillor N Dibben (work commitment) and Councillor T Drye (Personal).

PL147.00 DECLARATIONS OF INTEREST

**Application 19/00478/S73 - Councillor J Davies** - Non pecuniary interest as an acquaintance of the applicant.

**Application 18/02746 - Councillor P Hussain** - Non pecuniary interest as an acquaintance of the applicant.

PL148.00 PUBLIC PARTICIPATION

The Civic Society of St Ives made the following comments:

**17/02568/FUL - MCP, Asphalt Batching Plant -** The new Noise Survey Report shows light HGV movements overnight. The proposed plant will at least double HGV movements on Meadow Lane in the quiet hours. This is very likely to have an effect on nearby residents.

The Society remain concerned at the risk of leachate escaping from the site and contaminating the sailing lake.

**19/00433/FUL - 22 West Leys, St Ives -** The Society considers this application to be overdevelopment of the site, the side projection is out of keeping, the rear flat roof ugly and the rear extension will overshadow the adjacent properties, especially Nr 24.

**19/00442/FUL - 34 Fairfields Crescent, St Ives -** The application is to considerably increase the footprint of this dwelling. The Society would welcome information to be provided to show that rainwater runoff will not add to the existing overloading of sewers in the area.

**19/00447/FUL - Old sub-station, Priory Road -** In general a welcome development of the site. A car parking space is planned to the side of the dwelling and the documents refer to the removal of shrubbery to open up the views into the site. The Society would welcome a requirement that the car park area be screened from view from the meadow.

**19/0050/FUL - Hunts Sailing Club -** The Society welcome the proposed development of the Club’s facilities.

**18/02746 - 14 Tennyson Road -** The Society’s previous comments remain valid:

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.

**19/00340/LBC - 9 The Broadway -** Whilst the replacement of uPVC by timber is always welcome in a listed building it is difficult to establish from the application where the proposed windows will be located. Full elevations showing all windows referenced to the detail drawings would resolve this difficulty.

PL149.00 MINUTES

 RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 13 March

 2019 are confirmed as a correct record and be signed by the Chairman.

PL150.00 PLANNING APPLICATIONS

The following applications were considered by the Planning Committee:

PL150.01 17/02568/FUL

Erection and operation of an asphalt plant, offices, stocking bays and ancillary infrastructure for a temporary period

Land east of Park and Ride Meadow Lane St Ives

 **RECOMMENDATION:** **Refusal**

 Concerns about effect on surrounding area of fumes,

 noise and increased traffic movement. Also about

 pollution of river.

PL150.02 19/00433/FUL

Proposed 2 storey side extension and single storey extension to the rear

22 West Leys St Ives

 RECOMMENDATION: PL150.02 Refusal

 Loss of amenity re sunlight and vision from

 neighbours. Not in keeping with street scene.

 Overdevelopment.

PL150.03 19/00442/FUL

Single storey extension to side and rear of property also replace flat roof to garage with a pitched roof

34 Fairfields

 **RECOMMENDATION: Refusal**

Overdevelopment. Out of keeping with street

 scene.

PL150.04 19/00447/FUL

Conversion and extension of former substation to create a 2 bedroom dwelling

Old Sub Station Priory Road

 **RECOMMENDATION: Approval**

 Appropriate scale of development. The Committee

 welcomes the landscaping and removal of old

 pylons.

PL150.05 19/00478/S73

Variation of Condition 3 for 18/02573/S73 in order to change the materials proposed

Burleigh Hill Bungalow Somersham Road St Ives

 **RECOMMENDATION: Approval**

 The Committee has no further comment to make

 on this application.

PL150.06 19/00494/FUL

Rear extension

53 Green Leys

 **RECOMMENDATION: Approval**

 In keeping with the street scene. Similar to other

 properties in the area. Appropriate scale of development.

PL150.07 19/00026/FUL

 Proposed Balcony

 20 Wellington Street

 **RECOMMENDATION: Approval**

 No adverse effect on street scene

PL150.08 19/00509/FUL

Change of use from Ba/B8 (office warehouse) to B1/B8 and or D1 (Place of Worship)

10b Harding Way

 **RECOMMENDATION: Approval**

 Appropriate use for formerly unused premises.

PL150.09 19/00537/TRCA

T1 Willow: reduce laterally by 2.5m back to boundary T2 Apple: reduce crown by 3m G1 Group of Cypress: fell to ground level G2 2x Cypress: fell to ground level G3 2 x Cherry: reduce crowns by 1.5m to improve shape

2 The Drive

 **RECOMMENDATION: Approval**

 Scale of works to be agreed with the Tree Officer.

PL150.10 19/80085/COND

Conditional information for 17/02325/FUL: C4 (Fire Hydrant), C5 (Surface watr drainage), C6 (Details roads lighting etc), C7 (Highways lighting (OPP c15)), C8 (footpath/cycleway link to Westwood Road)

Former Golf Course

 **RECOMMENDATION: Approval**

 The Committee has no further comment to make on this

 application.

PL150.11 19/00440/FUL

Single storey rear infill extension

2 Ribble Close

 RECOMMENDATION: Approval

 Appropriate scale of development. No adverse impact on

 street scene.

PL150.12 19/00501/FUL

Relocation of brick boat shed to car park and replacement with steel frame agricultural structure

Hunts Sailing Club

Harrison Way

 **RECOMMENDATION: Approval**

 Welcome the proposed development.

PL150.13 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**

 Too close to boundary. Overdevelopment. Not in keeping

 with street scene

PL150.14 19/00340/LBC

Rectification works to windows, replacing modern UPVC with timber sash and casements. Retrospective approval of rear porch

9 The Broadway

 **RECOMMENDATION: Approval**

 Welcome the return of timber frames from UPVC.

PL151.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION

The Chairman attended the Development Management Committee on 18 March.

The ALDI applicationwas approved at the meting including the provision of a new crossing point between the roundabouts. The work the County Council was doing on traffic studies around St Ives was noted but would not hold up the application.

Chairman: Date: 10 April 2019