

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held at the Town Hall St Ives on Wednesday 10 April 2019**

Present:

Chairman: Councillor N Dibben

Vice Chairman: Councillor D Rowe

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

In attendance:

Committee Clerk: S Rawlinson

PL152.00 APOLOGIES FOR ABSENCE

All Members were in attendance.

PL153.00 DECLARATIONS OF INTEREST

Application 19/00546 – All Members – Non Pecuniary Interest as the applicant is related to a fellow councillor and the owner of one of the properties affected is a fellow councillor.

PL154.00 PUBLIC PARTICIPATION

The Civic Society of St Ives made the following comments:

Application 19/00601 – 1 Anson Drive - This proposal to develop the corner plot with a new dwelling will be out of keeping with the existing dwellings. It will crowd the plot, the corner of the development will touch the footpath. It will create a terrace in place of a pair of semi's. It is in the Society's view, overdevelopment and should be refused at this first stage.

Application 18/01897 – 14 Arran Way - Inexplicably, the previous, superseded drawings to this application are no longer available on the HDC website. However, my notes show the previous drawings were for a two storey extension. Notwithstanding the existing conservatory is to be removed, the reduction in volume does nothing to alter the Society's view that the application should be refused. Multi-occupation is undesirable in an area of larger four bedroom houses, it fails to meet modern size standards. There is no provision for off street parking.

Documents submitted to a previous application for this site and in earlier Neighbour Comments for this application report the house is in multi-occupancy. This application looks as if it is seeking to achieve a further letting room of a grossly insufficient size, even for one person flats. We hold this view because the room is shown without an internal doorway to the remainder of the house.

The proposed room is approximately 26m², one third smaller than the national space standard (NSS) of 37m² for a one person dwelling. A shower only is provided therefore it is not considered suitable for a two person dwelling in the NSS.

Application 19/00371 – 7 Anson Drive - The proposal in itself is acceptable, however, the Society will be pleased if a condition is attached to prevent the proposed space being used as a separate dwelling.

Application 19/00380 – 24 All Saints Green - The proposal is to build an extension over adjacent land and enclose the existing end terraced dwelling with extensions to front, side and

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rear. The proposal will overdevelop the site. Compared with the remaining two unextended properties in the terrace this will be unsympathetic and visually intrusive.

The Society consider the application should not be approved. However, if it were to be approved a condition to require a covered bin store will be welcome.

PL155.00 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 27 March 2019 are confirmed as a correct record and signed by the Chairman.

PL156.00 PLANNING APPLICATIONS

The following applications were considered by the Planning Committee:

PL156.01 19/00560/FUL

First floor side and rear extension
11 Greengarth St Ives

RECOMMENDATION: Approval
Appropriate scale of development
Similar to other extensions in the area

PL156.02 19/00613/PIP

One new dwelling
1 Anson Drive St Ives

RECOMMENDATION: Refusal
Overdevelopment of the site
The new building touches the site boundary and does not respect the street scene or the format of surrounding housing.

PL156.03 19/00613/FUL

Single storey rear and side extension
28 Norfolk Road St Ives

RECOMMENDATION: Approval
Appropriate scale of development for the site
Design in keeping with the street scene

PL156.04 18/01897FUL

Single storey side extension
14 Arran Way St Ives

RECOMMENDATION: Refusal
Overdevelopment
Design has an adverse impact on the street scene

PL156.05 19/00371/FUL

Extension of existing garage and conversion to annexe
7 Anson Drive St Ives

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RECOMMENDATION:**Approval**

In principle, Subject to the condition being imposed that the extension should not be used as a separate dwelling

PL156.06 19/00380/FUL

To construct a single storey at the front and a 2 storey extension at the side and rear of the dwelling
24 All Saints Green St Ives

RECOMMENDATION:**Refusal**

Overdevelopment

Poor design will have adverse impact on street scene

Should the application be approved there should be time restrictions on when work is carried out to minimise impact on neighbours

PL156.07 19/00400/TRCA

There are 8 trees within a gated residential development. Consent sought to lop 2 trees and remove 2 or 4 trees
Street Record River Place St Ives

RECOMMENDATION:**Refusal**

The Committee is happy for the trees to be trimmed but they should remain as an integral part of the street scene
Insufficient evidence provided to justify removal

PL156.08 19/00681/TRCA

Conifers G1 – Remove
3 Kins Road St Ives

RECOMMENDATION:**Refusal**

Insufficient justification or detail provided to support application.

Better image of tree location required to show its place in context with the street scene

PL156.09 19/00546/TRCA

All trees are situated in neighbouring properties Tree species and Proposed Works:
T1 Walnut: reduce overhanging branches back to boundary or nearest suitable growth point
T2 Willow: reduce height to 3 metres below previous pruning / pollard points
T3 London Plane: reduce overhanging branches back to boundary or nearest suitable growth point
The Fold Priory Road St Ives

RECOMMENDATION:**No Comment**

The applicant is related to a fellow councillor and the owner of one of the properties affected is also a fellow councillor.

PL157.00 CAMBRIDGESHIRE AND PETERBOROUGH MINERALS AND WASTE LOCAL PLAN

It was noted that there were no new waste or extraction sites although the existing sites were increasing in size.

RESOLVED: that no further comment be made upon this Plan.

PL158.00 APPLICATION TO CREATE PUBLIC FOOTPATH ON LAND BETWEEN ALABAMA WAY AND LONG PLANTATION ST IVES

Members were in support of the application and several of them had used the path in the past.

RESOLVED: that support be given to the application.

PL159.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION

The Chairman had attended an exhibition at Wyton on the Hill on 6 April and provided Members with further details of the proposal.

The developer of the site had expressed willingness to attend a future Planning Committee to answer any questions from Members.

RESOLVED: PL159.01 that the information be received and noted.

PL159.02 that the developer be invited to a future meeting of the Committee.

Chairman:

Date: 24 April 2019

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