

**Minutes of the Meeting of the Planning Committee of St Ives Town Council  
held at the Town Hall St Ives on Wednesday 24 April 2019**

**Present:**

Chairman: Councillor N Dibben

Vice-Chairman: Councillor D Rowe

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

**In attendance:**

Amenities Manager: C Allison

**PL160.00 APOLOGIES FOR ABSENCE**

An apology was received from Councillor J Davies (other commitment).

**PL161.00 DECLARATIONS OF INTEREST**

**Application 19/00616 - Councillors D Rowe and N Dibben** - Non pecuniary interest as an acquaintance of the agent.

**Applications 19/00558 and 00559 - Councillor P Hussain** - Non pecuniary interest as an acquaintance of the applicant.

**PL162.00 PUBLIC PARTICIPATION**

The Civic Society of St Ives commented as follows:

**Application 19/00433** – The revisions to the application are, in some ways, a small improvement over the original proposals. However, any improvement from the replacement of the flat roof and removal of the cantilevered first floor side extension are negated by the introduction of the hipped roof to both that and the rear extensions. Hipped roofs are not in keeping with the style of the estate.

The overshadowing by the rear extension of the adjacent properties, especially No 24 remains a concern.

**Application 19/00524** - The Society consider the proposal to be generally acceptable but will welcome a condition that the property should remain in single occupation.

**Applications 19/00558 and 559/LBC** - The replacement of the u-PVC windows is welcome

**Application 19/70091/SCOP** - The Society will be pleased to see an Environmental Impact Assessment prepared for this proposed development. However, we consider it is essential that Lighting be considered (para 2.12 refers) as a topic in its own right, rather than being assessed as part of Landscape and Visual Effects (para 3.11 refers). Furthermore the 5km radius study area is insufficient in area given that several areas outside the 5km radius have higher land than that at the site, note the extent to which the purple areas (showing visibility of proposed buildings on the site) extend beyond the 5km radius on the plan on page 41.

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**PL163.00 MINUTES**

**RESOLVED:** that the Minutes of the Meeting of the Planning Committee held on 10 April 2019 are confirmed as a correct record and be signed by the Chairman.

**PL164.00 PLANNING APPLICATIONS**

The following applications were considered by the Planning Committee:

**PL164.01 19/00433/FUL**

Proposed 2 storey side extension and single storey extension to the rear  
23 West Leys

**RECOMMENDATION: Refusal**

The Committee welcomes the improvements to the previous plan, however, the previous comments remain valid, ie Loss amenity re sunlight and vision from neighbours. Not in keeping with street scene. Over large extension for the site.

**PL164.02 19/00524/FUL**

Two storey side extension: single storey rear extension and alterations to existing dormer to front elevation. Rear extension includes veranda and balcony  
67 Needingworth Road

**RECOMMENDATION: Approval**

Subject to investigation into the possible overlooking from the balcony and the condition being imposed that the extension does not become a separate dwelling.

**PL164.03 19/00558/FUL**

Retrospective approval for projecting rear porch including replacement of U-PVC glazing with timber casements to match existing and new timber front door  
9 The Broadway

**RECOMMENDATION: Approval**

The provision of proper timber doors and windows is welcomed. Materials to be agreed with the Conservation Officer.

**PL164.04 19/00559/LBC**

Retrospective approval for projecting rear porch including replacement of U-PVC glazing with timber casements to match existing and new timber front door  
9 The Broadway

**RECOMMENDATION: Approval**

The provision of proper timber doors and windows is welcomed. Materials to be agreed with the Conservation Officer.

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**PL164.05**    **19/00616/FUL**  
Single storey rear extension  
15 Audley Close

**RECOMMENDATION:**    **Approval**  
Appropriate scale of development. No adverse impact on street scene.

**PL164.06**    **19/70091/SCOP**  
Scoping opinion on development at Wyton Airfield  
RAF Wyton Airfield Sawtry Way Wyton

**RECOMMENDATION:**    **Observation**  
Although not a nature reserve this is a quiet undisturbed piece of land which is home to hares and ground-nesting birds. There are concerns about biodiversity.

A first stage land contamination study should be included

Traffic impact assessment needed for the A1123 and junctions, the bypass and other villages.

Appropriate mitigation measures ought to be addressed regarding light

The range of access to general amenities should be considered.

Is a cycle track to old Ramsey Road part of the proposal? If so, the impact of this should be considered.

The impact of car storage facilities would also need to be included.

**PL165.00**    **DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION**  
There were no matters relating to St Ives.

Chairman:

Date: 9 May 2019

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