

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held at the Town Hall St Ives on Wednesday 12 June 2019**

Present:

Chairman: Councillor N Dibben

Vice-Chairman: Councillor D Rowe

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

In attendance:

Amenities Manager: C Allison

Committee Clerk: S Rawlinson

PL16.00 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor J Tiddy (Personal).

PL17.00 DECLARATIONS OF INTEREST

Application 19/00998 - Councillor J Davies - Non pecuniary interest as an acquaintance of the applicant.

PL18.00 PRESENTATION FROM DEVELOPERS

Application 19/01046 - Erection of one 2-storey building - Abbey Retail Park

A representative from the Abbey Group provided Members with the background to their proposal for a 2-storey building on their existing site. One floor would be for retail or use as a take-away, or gym and the other would be office space possibly used by Abbey Group themselves who were looking to relocate.

The unit would create additional employment in the town. A transport assessment had been submitted and an additional 7 parking spaces factored into the layout. An arboricultural assessment would be commissioned as there were TPOs on some surrounding trees but additional landscaping could be incorporated into the design if required.

Concern was expressed by Members that the area was known to be frequented by bats and the developer agreed that this would be investigated. It would be possible for bat/bird boxes to be placed onto the building.

Whether any of the existing units currently vacant in the town centre could be utilised was queried as was whether 7 parking spaces would be sufficient.

The Chairman thanked the Abbey Group for attending to provide further information.

PL19.00 PUBLIC PARTICIPATION

The Civic Society of St Ives commented as follows:

19/00963/FUL - 56 Needingworth Road - The Society's concern with this application is the inclusion of the side extension to provide an elongated porch. The three waste bins are stored at the side of the house. This location will become more prominent if the side extension is approved. We shall be pleased if a condition is included to require the provision of a bin store.

Chairman's
Initials

19/00998/TREE - Westwood Oaks, Westwood Road - The Tree Report is clear regarding the influence of the two trees. However, the trees should be examined for any bat roost features and an Ecology Survey submitted as part of the application. The tree line forms part of a corridor, and bats are known in the area, e.g. from surveys of the nearby football field.

19/01046/FUL - Plot 6, Abbey Retail Park - This application should, in the Society's view, be refused. Not only is it overdevelopment of the site, the Planning and Retail Assessment case has not been made. More importantly the Bat Survey Report included as part of application Nr 17/01674 states the site is of 'local importance' for bat numbers.

Further it records:

- the most likely trees for bat roosts are all concentrated in the south eastern corner of the site. Whilst no roosts were identified the report states it only has a one year life. The surveys were made in August and September 2016.

- the most concentrated presence of bats surveyed were all in this end of the site, roughly from unit 4 (un let) to the SE corner of the site

- bats move across the site from one tree line to the other In this area.

The two storey building proposed will disrupt bat's flight routes and in consequence result in loss of habitat, adding to the loss of the adjacent rookery over the last two years.

H/5005/19/CM - Needingworth Quarry - The changes to the restoration proposals will give a more natural feel to the area. However, the changes may affect the routes of the rights of way, these should also be included for approval.

PL20.00 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 22 May 2019 are confirmed as a correct record and signed by the Chairman.

PL21.00 APPEALS

The following applications which were going to appeal were noted.

PL21.01 18/01895/FUL : 122 Hill Rise St Ives: Extension to Dwelling to form additional dwelling

RESOLVED: that the Council's previous comments on this application should stand.

PL21.02 19/00014/FUL : 6 Myrtle Green: Erection of First Floor extension to rear of property

RESOLVED: that the Council's previous comments on this application should stand.

PL22.00 PLANNING APPLICATIONS

The following applications were considered by the Planning Committee:

PL22.01 19/00963/FUL
Proposed single storey side and rear extensions
56 Needingworth Road St Ives PE27 5JP

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RECOMMENDATION: Approval
Subject to provision of space for a bin store
In keeping with street scene
Appropriate scale of development

PL22.02 19/00998/TREE
T1 Sessile Oak - Remove and grind the stump out G13 Common Lime - Remove and grind the stumps out
Westwood Oaks

RECOMMENDATION: Approval
Subject to Replacement trees to be provided on the site
A check is made for the presence of bats

PL22.03 19/01028/FUL
Proposed new external window opening with additional roof lights. Proposed loft conversion to form second floor bedroom with en-suite. Internal alterations
1 Burleigh Cottages
St Ives

RECOMMENDATION: Approval
In keeping with the character of the building and surrounding properties

PL22.04 19/01046/FUL
The erection of one 2-storey building for A1 and/or A3 and/or A5 uses or A2 use at ground floor and B1 or Gym (D2) uses at first floor (forming an additional unit to the Abbey Retail Park)
Abbey Retail Park
St Ives

RECOMMENDATION: Approval
Subject to:
Re-examination of the retail assessment as there are currently many vacant suitable units in the town centre
An updated Bat Survey being conducted
Confirmation that 7 parking spaces will be sufficient
That opening hours reflect restrictions on other units on the site

PL22.05 19/00996/TRCA
G1 Leyland Cypress - Fell to ground level
5 The Drive
St Ives

RECOMMENDATION: Observation
No comment. It is noted that this tree has been removed.

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PL22.06 H/5005/19/CM

Section 73 planning application to develop land without complying with conditions A3, A4, A5(a), A5(c), A5h, A6, A9, A10, B1, B2, B8, B15, D11, D13, D14, D15, E1, E2, E3, E4, H1, H2, H3, H4, H6, H7, H9, H10, H16, H20, H21, H22, H23, H25, H29 and H30 of planning permission H/5005/02/CM & S/0898/02/CM (Variation of condition A5A(a) and A5(c) of planning permission H/0901/99/CM & S/1020/99/CM - Creation of wetland habitat following excavation and processing of sand and gravel) and associated changes to the related S106 agreement
Needingworth Quarry

RECOMMENDATION: Observation

The Committee is happy to support the revised application

PL23.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION

The Chairman informed Members that Application 19/00597/S73 - Land at Former Golf Course, Houghton Road - was to be discussed at the meeting on 17 June. He would attend on behalf of the Committee and reiterate the concerns about commitment and adherence from the developer and the access issues.

Chairman:

Date: 26 June 2019

Chairman's
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