

**Minutes of the Meeting of the Planning Committee of St Ives Town Council  
held at the Town Hall St Ives on Wednesday 26 June 2019**

**Present:**

Chairman: Councillor N Dibben

Vice-Chairman: Councillor D Rowe

Councillors: J Tiddy, P Hussain, J Davies, J Pallant

**Absent:** Councillor T Drye

**In attendance:**

Amenities Manager: C Allison

**PL24.00 APOLOGIES FOR ABSENCE**

An apology was received from Councillor R Bellamy (business commitment).

**PL25.00 DECLARATIONS OF INTEREST**

**Application 19/01085/FUL - Councillor J Pallant** - non pecuniary interest as a client of JPT Design  
**Application 19/01085/FUL - Councillor J Davies** - non pecuniary interest as a neighbour of the applicant.

**PL26.00 PUBLIC PARTICIPATION**

The Civic Society of St Ives made the following comments:

**19/01138/FUL - 2 Great How**

There is no Design Statement included in the documents, consequently It's difficult to understand the grounds for and planned use of this proposed extension. The extension appears to be for a one person flat with shower and living accommodation.

The Society consider this to be very substandard accommodation, it provides only 85% of the space for a single person and only 63% of that for a two person dwelling (under the Nationally described space standard).

Should the application be approved the Society will be pleased if requirements: a) to provide a bin store is included (as storage in the rear garden no longer available) and b) there should be no subletting of the additional rooms.

**19/01111/FUL - 6 Harding Way**

The silver birch to remain under this application is the weaker of the two but on balance the addition of more off road parking will be a benefit. A replacement tree in a more suitable location in the remaining grassed area would be beneficial.

**19/01001/FUL - 44 Great Farthing Close**

This is a large extension on a large plot. The 'low level gate to store bins' is welcome, so long as it is high enough to hide the bins from the street view.

**Pavement License Applications**

Whilst Amore Restaurant's application for The Quay effectively closes the Footpath to other users, this is maybe acceptable in the context of an area that is principally used by pedestrians and cyclists only.

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Oana's in Bridge Street proposes to use an area of pavement only 600mm wide. Regardless of whether a user sits along the pavement or across, an adult is wider than 600mm. The Society would welcome a realistic width being applied for.

The footpath is sufficiently wide in front of Nuts Bistro to accommodate the seating and Chairs.

**PL27.00 MINUTES**

**RESOLVED:** that the Minutes of the Meeting of the Planning Committee held on 12 June 2019 are confirmed as a correct record and be signed by the Chairman.

**PL28.00 PLANNING APPLICATIONS**

The following applications were considered by the Planning Committee:

**PL28.01 19/01993/COND**

Conditional Information for 18/01993/LBC: C4 (Balusters), C5 (Dentist ceiling)  
Cromwell Surgery, St Ives

**RECOMMENDATION: Observation**

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

**PL28.02 19/00995/FUL**

New single rear and side extension  
21 St Audrey Lane, St Ives

**RECOMMENDATION: Approval**

Appropriate scale of development  
No adverse impact on street scene

**PL28.03 19/00409/FUL**

Two new window openings to the front elevation at mezzanine level  
Trimford Products Ltd, 5 Harding Way St Ives

**RECOMMENDATION: Approval**

In keeping with design of the building

**PL28.04 19/01138/FUL**

Proposed single storey extension  
2 Great How, St Ives

**RECOMMENDATION: Refusal**

Overdevelopment  
Design gives the impression of creating a separate Dwelling  
Concerns regarding loss of amenity for neighbour due to greater use of side passageway

**PL28.05 19/00858/FUL**  
To retain current usage (Industrial) and add D2 usage for Fitness Centre  
3 Joiners Court, St Ives

**RECOMMENDATION: Approval**  
The Committee has no objections to additional use as a fitness centre

**PL28.06 19/01111/FUL**  
Amended entrance porch and additional parking bays accessed from Harding Way  
6 Harding Way, St Ives

**RECOMMENDATION: Approval**  
Subject to a replacement tree being provided

**PL28.07 19/01001/FUL**  
Double rear and side extension  
44 Great Farthing Close, St Ives

**RECOMMENDATION: Refusal**  
Overdevelopment  
adverse impact on street scene due to large front porch  
Concerns about impact on neighbour due to rear extension (loss of light and overlooking)

**PL29.00 PAVEMENT LICENCES**

Consideration was given to the following applications for pavement licences:

**PL29.01 Amore Restaurant, The Quay**

**RESOLVED:** that the Committee raise no objections to the issuing of this licence

**PL29.02 Oana's, Bridge Street**

**RESOLVED:** that the Committee support this application in principle subject to the wider area not creating access restrictions for pedestrians and that adequate access is maintained.

**PL29.03 Nuts Bistro, Station Road**

**RESOLVED:** that the Committee raise no objections to the issuing of this licence

**PL30.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION**

**Development at former Golf Course, Houghton Road**

The Chairman reported that at the Development Management Committee meeting held on 17 June the issue of access to the former golf course site was raised. The County Council did not have any issues with the proposals although the Agent for the development had noted the concerns raised at the Meeting. A shorter time of 18 months for access to the site was agreed.

Chairman:

Date: 10 July 2019

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