

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held at the Town Hall St Ives on Wednesday 22 May 2019**

Present:

Chairman: Councillor N Dibben

Vice-Chairman: Councillor D Rowe

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

In attendance:

Amenities Manager: C Allison

PL09.00 APOLOGIES FOR ABSENCE

Apologies were received from Councillor T Drye but were not given at the meeting.

PL10.00 DECLARATIONS OF INTEREST

No declarations were made.

PL11.00 PRESENTATION FROM DEVELOPERS

Representatives of Barton Willmore, developers of the proposed Wyton on the Hill Garden Project gave a presentation.

The presentation gave the background to Engie, the developer who will be delivering the homes. The plan was for a low carbon, smart sustainable garden village aimed at the over 55's. There would be 670 homes including affordable homes to buy and rented properties. There would be a 64 bed nursing care unit on the site which would also include a neighbourhood centre, convenience store, pub, coffee shop and a small business park all in a landscaped setting.

Access would be from the A141 and junction migration improvement measures were being investigated. A Transport assessment was currently being undertaken with the County Council. A planning application would be submitted in the late summer.

The Chairman thanked Barton Willmore for their presentation which had been very informative. He informed them that the major issues the Council would be focussing upon in considering such a development would be surface water management, sewerage, traffic management, ecology and trees, parking and bin storage.

PL12.00 PUBLIC PARTICIPATION

The Civic Society of St Ives made the following observations:

19/80161/COND - Cromwell Place Surgery

C8 (TRAFFIC MANAGEMENT)

This site is very restricted and abuts roads and bus routes into and out of the town centre. Traffic Management will be central to the successful and timely completion of the planned works. The Society consider this Construction Management Plan does little to provide the confidence that the problems are understood.

There is no statement of the overall duration of the works, the numbers of operatives to be employed at any one time, nor of the materials to be delivered to site, e.g. weight of materials and any lifting requirements or mechanical handling; off site manufacture of panels or

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volumetric units, etc etc. All these matters, and others, are essential to developing and implementing a Traffic Management Plan.

Whilst it has been stated the existing surgery would continue to operate during the works it is a surprise this will now require the addition of temporary offices located in the car park. The proposals for the parking of operatives vans and other vehicles are inadequate, The one allocated space for unloading/loading can only be occupied during delivery/collection of materials/equipment. The Plan states "All vehicles involved in the project will be able to park on site, there will be a requirement for no on street parking" [page 10, para 6]. Unless the work is planned to take many years the first part of that statement is quite obviously not achievable given there are only three spaces allocated for staff and operatives. No alternative arrangements are proposed.

Another matter of concern is that alternative pedestrian routes have not been considered, e.g. the provision for disabled access to the temporary consulting rooms, dropped kerbs and pedestrian crossing points in Cromwell Place.

The Society consider the plan should only be accepted after these matters are fully explained and reasonable proposals made to ensure the needs of the contractor, surgery and town are all accommodated. We suggest that use of a section of Darwoods Pond Car Park for day long parking of operatives vans and surgery vehicles should be sought.

C9 (ECOLOGY)

Dr Tim Reed, an ecologist and committee member of the Civic Society has examined the documents submitted to show compliance with this condition. He has written:

"In Summary: AEL is building on a flawed basic report by GAL and repeats factual errors; presumably in the absence of any stated visit before writing the report. There is confusion over the possible roost locations (soffits only, rather than soffits and roof voids), and omission of additional noted roost locations and entry points. This risks affecting a bat roost and has legal issues attached. There is no basis for determining net biodiversity gain should the proposal move forward - either by providing a baseline or by monitoring incremental gain."

Again the Society considers the plan should only be accepted after these matters are fully addressed and reasonable proposals made to ensure the presence of bats is either confirmed or ruled out.

Additional correspondence in this matter from Cromwell Surgery and two residents was noted.

PL13.00 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 9 May 2019 are confirmed as a correct record signed by the Chairman.

PL14.00 PLANNING APPLICATIONS

The following applications were considered by the Planning Committee:

- PL14.01 19/00789/FUL**
Single storey front extension
8 Abbots Crescent
St Ives

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	RECOMMENDATION:	Approval Appropriate scale of development In keeping with the street scene
PL14.02	19/00832/FUL Remove existing small lean-to shed and construct an attached single storey extension at rear of property 23 Greengarth St Ives	
	RECOMMENDATION:	Approval Subject to a condition that the spacing from boundary is increased to at least 750 mm to allow for proper access and distance from neighbours
PL14.03	19/00857/LBC Repairs to front elevation installing restraint straps and restoration of stone window surrounds. External redecoration. Replacement of non-historic window and door to rear elevation. 4 The Pavement St Ives	
	RECOMMENDATION:	Approval Subject to before work commences to agree access arrangements for pedestrians and with the market
PL14.04	19/00871/FUL Proposed single storey rear extension replacing existing conservatory 10 Tenterleas St Ives	
	RECOMMENDATION:	Approval Subject to works at the adjacent property being undertaken at the same time (we understand that application has been submitted but not yet processed)
PL14.05	19/00929/TREE Poplar - Take up canopy and reduce height/width Willow - Raise canopy Poplar - Remove as ground is collapsing ground roots 11 Enderbys Wharf London Road St Ives	
	RECOMMENDATION:	Approval Subject to a replacement tree being provided
PL14.06	19/00899/TRCA Ash - Reduce by 30% (4m out of the top and pull the laterals in by 2.5m) 34 Fairfields St Ives	
	RECOMMENDATION:	Approval Extent of works to be agreed with the Arboricultural Officer.

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PL14.07 **19/80163/COND**
Conditional Information for 18/00278/FUL: C3 (Materials), C4 (Architectural Details)
Cromwell Surgery
Cromwell Place
St Ives

RECOMMENDATION: **Observation**
As no physical samples of materials have been seen we are unable to comment

PL14.08 **19/80161/COND**
Conditional Information for 18/00278/FUL: C8 (Traffic Management Plan), C9 (Ecology)
Cromwell Surgery
Cromwell Place
St Ives

RECOMMENDATION: **Refusal**
The Traffic Report should be produced by the appointed contractor to include information on lorry size and movements and their site arrangements to show that lorries can be safely unloaded within the site.
A lorry holding point should be identified

PL15.00 **DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION**

There were no matters relating to St Ives on the agenda for the next meeting.

The additional house proposed for the corner of Burstellars had been discussed at the last Development Management meeting. The Planning Committee had recommended refusal, as had the District Council. The matter went to appeal which was also refused and the HDC decision upheld.

Chairman:

Date: 12 June 2019

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