

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held at the Town Hall St Ives on Wednesday 22 January 2020**

Present:

Chairman: Councillor N Dibben

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

In attendance:

Amenities Manager: C Allison

Admin Apprentice: E Egginton

PL115.00 APOLOGIES FOR ABSENCE

An apology was received from Councillor D Rowe (business commitment).

PL116.00 DECLARATIONS OF INTEREST

No declarations were made.

PL117.00 PRESENTATION FROM DEVELOPERS

The Chairman welcomed Mark Hyde of Carter Jonas and Tom Thornewill of Hallam Land Management to the meeting to present their proposals for the development of land at Somersham Road.

Plans were presented to the Meeting which detailed the proposed development which would comprise all industrial units with no housing.

The two key issues with the site - flooding and transportation - were subject to discussions with the District and County Councils. A full transportation assessment had been carried out to highlight any environmental impact.

The developers stated they were looking to add provision of a pedestrian crossing on Somersham Road which would link the site with the nearby residential areas.

Members requested that they look at the possibility of adding a turning lane to access the site.

The Chairman thanked them for attending the meeting and presenting their proposals.

PL118.00 PUBLIC PARTICIPATION

The Civic Society of St Ives made the following comments:

Application 20/00038 - Land north east of 7 California Road - HDC's Officer Report prior to the issue of the Permission In Principle made pertinent comments in the Design section. The drawings as submitted do not allow a judgement to be made about the prominence and obtrusiveness of the proposal within the street scene.

Given the high ridge line proposed it is very likely the ridge will be higher than the adjacent properties. This will be very intrusive. Drawings showing the mass and heights of the adjacent properties are required before a judgement may be made. However, the Society consider either a single level or chalet bungalow would better meet the concerns of the planning officer. The location shown for the storage of refuse bins is not ideal. The Society would be pleased if bins are not stored to the front of the property.

Chairman's
Initials

Comparison of the existing and proposed Site Plans show the boundary between Nr 2 Michigan Road and the site is to be adjusted. This will limit parking spaces on the property. Proposals for parking at Nr 2 should be included in the application.

Proposed development at Somersham Road - Would the developers consider the option of linking their access with a roundabout or ring road to join up with the existing Compass Point roundabout, Marley Road and Hill Rise?

Application 20/00033 - Felling of Cypress Tree, Westwood Road Cemetery - A Churchwarden at All Saints Church stated that the cemetery land was owned by the Church and maintained by the Town Council. A faculty would be required to permit felling of the tree in question.

PL119.00 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 8 January 2020 are confirmed as a correct record and signed by the Chairman.

PL120.00 COMMUNITY INFRASTRUCTURE LEVY

Members were in receipt of CIL payments statement for 2018/19.

RESOLVED: that the information be noted and presented to the next Council meeting.

PL121.00 PLANNING APPLICATIONS

The following applications were considered by the Planning Committee:

PL121.01 20/00033/TRCA

Lawson's Cypress – Fell to ground level
Cemetery
Westwood Road
St Ives

RECOMMENDATION: Refusal.

The tree is not under the control of the applicant. A faculty is required as it is in a cemetery. The area is managed by St Ives Town Council - 2018 Survey did not identify any work required. Council policy is to protect trees and not remove unless necessary. It is noted that there is insufficient evidence for felling and that the tree is older than the surrounding houses.

PL121.02 19/01840/FUL

Proposed 2 storey rear extension
5 High Leys
St Ives

RECOMMENDATION: Approval.

Appropriate scale of development for the site.

PL121.03 20/00038/FULTDC

Technical details application for a proposed 3-bedroom dwelling and associated access following approval of planning in principle application 19/01963/PIP
Land north east of 7 California Road
St Ives

Chairman's
Initials

RECOMMENDATION:**Refusal.**

The development does not respect the building line of other houses in the road. Adverse impact on the street scene. Building elevation on California Road is nearly solid brick wall and no security benefit due to overlooking. There are no sections in the plans which should be provided to judge scale against adjacent properties.

PL122.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION

There were no matters relating to St Ives.

Chairman:

Date: 12 February 2020

Chairman's
Initials

**THIS PAGE
HAS BEEN
INTENTIONALLY
LEFT BLANK**

Chairman's
Initials