

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held at the Town Hall St Ives on Wednesday 26 February 2020**

Present:

Chairman: Councillor N Dibben

Councillors: P Hussain, T Drye, J Pallant

In attendance:

Amenities Manager: C Allison

PL129.00 APOLOGIES FOR ABSENCE

Apologies were received from Councillors J Davies and R Bellamy (HDC commitment), D Rowe (business commitment) and J Tiddy (Personal).

PL130.00 DECLARATIONS OF INTEREST

Application 20/00240/FUL - All Members - Other interest as the agent is a tenant of the Town Hall.

PL131.00 UPDATE FROM DEVELOPERS: WYTON HILL GARDENS

The Chairman welcomed Jo Mills, Stakeholder Manager, Development and Investment and Chris Langdon, Development and Investment Director of Engie Limited to the meeting.

Members were in receipt of statement from Engie. Mr Langdon provided an update. Engie were part of a wider vision and objectives for the area. They had pulled back from the project, undertook further engagement and were now going forward again.

Members queried the sustainability of the development and population issues. The developers confirmed their belief in zero carbon and envisaged setting that tone during Phase 1 of the works. Any impact would be mitigated, ie by sustainable transport options.

Mr Langdon confirmed that there was a master plan for the site even though other firms were handling other parts of the development.

Regarding the impact on the Marshalls proposals, the developer confirmed that Marshalls had not engaged directly with them in the matter but that they had made comments on the proposals as stakeholders.

The Chairman thanked Ms Mills and Mr Langdon for attending the meeting to provide an update to Members.

PL132.00 PUBLIC PARTICIPATION

The Civic Society of St Ives made the following comments:

20/00197 - 1 Virginia Way - The Society request that a condition be included to ensure a rubbish bin store is included.

20/00240 - Land south of 2 Alabama Way and 1 Virginia Way - At the time the estate was developed the design ethos was to include a number of small green areas to give a more open look to the estate. The land now proposed to be developed is one such area. However, just as

Chairman's
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the land was originally too small for development, it remains too small now. It is overdevelopment, it will shade 1 Virginia Way and reduce winter sunshine to that property.

The Society consider the application should be refused. However, if it were approved, most of the recent hedging that now closes off this land is to be removed. If it is to remain on the vision splay to Virginia Way it should be limited in height to one metre.

PL133.00 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 12 February 2020 are confirmed as a correct record and signed by the Chairman.

PL134.00 PLANNING APPLICATIONS

The following applications were considered by the Planning Committee:

PL134.01 20/00019/FUL

Single storey side extension, first floor front extension and associated internal alterations

1 Virginia Way

St Ives

RECOMMENDATION: Approval

Appropriate scale of development

Would request a condition that a bin store be included.

PL134.02 20/00240/FUL

New 3 bed dwelling

Land south of 2 Alabama Way and 1 Virginia Way

St Ives

RECOMMENDATION: Refusal

A new dwelling in this location does not respect the building lines of adjacent streets

Concerns about loss of public green space and hedging

PL135.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION

There were no matters relating to St Ives.

Chairman:

Date: 11 March 2020

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