



# St Ives Town Council

## Twinned with Stadtallendorf

Town Clerk: Alison Benfield BA (Hons) FSLCC

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Issued: 3 September 2020

**Councillors N Dibben, D Rowe, J Davies, T Drye, P Hussain, J Tiddy**

You are hereby summoned to attend a Meeting of the **Planning Committee** of St Ives Town Council to be held via Zoom on **Wednesday 9 September 2020 at 8.30 pm.**

**Alison Benfield BA(Hons) FSLCC**  
Town Clerk

Join Zoom Meeting

<https://us02web.zoom.us/j/88400478164?pwd=bEtueFpw0pIVEp5NzZpWUhCNFVmQT09>

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## AGENDA

**PL01.00 ELECTION OF CHAIRMAN FOR THE YEAR 2020/21**

**PL02.00 APOLOGIES FOR ABSENCE**

To receive and note apologies for absence.

**PL03.00 ELECTION OF VICE CHAIRMAN FOR THE YEAR 2020/21**

**PL04.00 DECLARATIONS OF INTEREST**

To receive Declarations of Disclosable and/or Non-Disclosable Pecuniary Interests as set out in Chapter 7 of the Localism Act 2011 and the nature of those interests relating to any Agenda item.

- PL05.00 PUBLIC PARTICIPATION**  
A maximum of 15 minutes is permitted for members of the public to address the Committee in accordance with the Town Council's approved Public Participation Policy.
- PL06.00 MINUTES**  
To confirm as a correct record the Minutes of the Meeting of the Planning Committee held on 11 March 2020 (copy herewith).
- PL07.00 PLANNING APPLICATIONS**  
To consider the attached list of Planning Applications received (copy herewith).
- PL08.00 COMMUNITY INFRASTRUCTURE LEVY**  
To consider possible projects for utilising CIL funds (copy herewith).
- PL09.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION**  
To receive updated information from the local planning authority(if any).

**Minutes of the Meeting of the Planning Committee of St Ives Town Council  
held at the Town Hall St Ives on Wednesday 11 March 2020**

**Present:**

Chairman: Councillor N Dibben

Vice Chairman: Councillor D Rowe

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

**In attendance:**

Committee Clerk: S Rawlinson

**PL136.00 APOLOGIES FOR ABSENCE**

All Members were in attendance.

**PL137.00 DECLARATIONS OF INTEREST**

No declarations were made.

**PL138.00 PUBLIC PARTICIPATION**

The Civic Society of St Ives made the following comments:

**20/00285 - Vindis & Sons, Low Road, Fenstanton** - The Society has taken note of the confirmation in para 15 of the Inspector's decision re Land at Old Ramsey Road (HDC application Nr 17/00931/OUT) that ".....With expansion of St Ives heavily constrained by flooding and highway issues, the HLP only allocates sites for 430 dwellings in or near the town....."

The proposal to use a boardwalk system to access some properties has merit, so long as its design is suitable for use by all, including the width for prams or mobility scooters to pass each other.

At the time of construction of the car dealership premises care was taken to ensure the flood water storage capacity consumed by the buildings was compensated by increasing the size of the original pond to provide additional flood capacity. So far, in reading the documents, we have not found this important concept of compensation has been addressed in this application.

The proposal to build 105 additional properties within the St Ives Spatial Planning Area would increase by nearly 25% the sites in the area. This will inevitably add to the highway issues, identified as the reason for limiting development in the area, until viable plans are brought forward for highway improvements. Furthermore, no proposals are made for improving access from the site to the Park and Ride site. Such proposals could include the construction of a cycleway/footpath along the bypass. This could utilise the viaduct's footpath but would involve additional crossing of the A1096, causing further delay to traffic.

It is the Society's opinion the problems of flooding and highways in the area will become greater if this scheme were to go ahead. Consequently we consider the scheme should be refused permission.

Furthermore, the proposal is for a very high density of housing. The scheme is out of character with surrounding properties. This scheme would add considerably to demand for school places and other facilities. Because of the lack of planned development in St Ives these facilities are not being proposed. Further reason to refuse permission.

**19/01671 - 3 units, former Golf Course** - The revised proposals are acceptable in themselves but the Society remains concerned about the probability of light pollution, both from the street lighting and external house lighting. The view of Houghton Hill from Hemingford Meadow is already being blighted by the houses already constructed. These final 'bespoke' units will exacerbate the blighting.

Chairman's  
Initials

The Society consider that external lighting and colour of finishes should be managed by Condition with the intention of limiting impact on the views into the site.

**20/00426 - 15 The Waits** - The sub-division of this property would not be the first in this area. However, the details of the proposal are not sympathetic to the immediate neighbour (14, The Waits) or to the street scene and Conservation Area.

The property is one half of a pair at the end of a terrace. Just 5 metres away, numbers 12 and 13 are listed grade 2 (EH list Nr 1161747). Number 13 is included for its 'group value', the pair share a continuous mansard roof. Just around the corner, in Ramsey Road there is another group of listed buildings.

Numbers 14 and 15 The Waits share a continuous front wall and roof. No doubt the rear roof is similar with slate tiles. The proposal to use thick concrete tiles will be out of keeping with the style of the property. The Society will be pleased if this is reconsidered.

The property is very visible from the Church Yard path and consequently the proposed dormer window will be visible. The Society question if is necessary to make the flat roof level with the ridge. It would be less intrusive if the flat roof fitted below the ridge.

**PL139.00**

**MINUTES**

The Minutes of the Meeting held on 26 February 2020 were confirmed as a correct record and signed by the Chairman.

**PL140.00**

**MINERALS AND WASTE ENFORCEMENT PLAN**

Members were in receipt of information on the above consultation and were happy with the proposals.

**RESOLVED:** that the report be received and noted.

**PL141.00**

**PLANNING APPLICATIONS**

The following applications were considered by the Committee:

**PL141.01**

**20/00380/FUL**

Replacement roof to existing garage (retrospective)  
43 Needingworth Road  
St Ives

**RECOMMENDATION:** **Approval**  
Appropriate replacement  
No adverse impact on the street scene

**PL141.02**

**20/00285/FUL**

Demolition of existing structures and proposed erection of 105 dwellings together with associated works including a pedestrian boardwalk  
Vindis & Sons  
Low Road  
Fenstanton

**RECOMMENDATION:** The Town Council accepts the exception site argument put forward by developers that the site should be used for housing as it is a brownfield site and there are regeneration benefits.

**Approval, Subject to**

- Acceptance of the proposals by both the Highways and Flooding Authorities
- Consideration given to 'keep clear' road markings at site entrance enabling an easier 'turn in' to the site

Chairman's  
Initials

- Further improvements to the roundabout are considered to improve pedestrian/cyclist safety by reducing the speed of approaching traffic – either by speed reduction signs on approach or a raised roundabout
- That a commitment to the proposed 'car pool' is made
- That any crossing changes to the roundabout are amenable to cyclists/designed to encourage cyclists and are delivered before first occupation
- Consideration given to a controlled crossing by the site entrance
- Confirmation of arrangements made to maintain the existing pond, proposed play equipment and boardwalk

The Committee welcomes the proposal for an all electric site, charging points for electric vehicles, car pool, brown roof and the heat pumps as part of climate change mitigation measures.

**PL141.03**

**20/00369/FUL**

Single storey rear extension  
5 Dovey Close  
St Ives

**RECOMMENDATION: Approval**

Appropriate scale of development  
In keeping with other extensions in the area

**PL141.04**

**19/01671/FUL**

Full detailed application for approval of appearance, landscaping and layout for 3 units on the former Golf Club site  
Land at former Golf Course  
Houghton Road  
St Ives

**RECOMMENDATION: Approval, subject to**

A condition that external lighting and colour of finishes should be managed with the intention of limiting the impact on views into the site.

**PL141.05**

**20/00313/FUL**

Single storey front extension  
9 St Audrey Lane  
St Ives

**RECOMMENDATION: Approval**

Appropriate scale of development  
In keeping with other properties in the area

**PL141.06**

**20/00426/FUL**

Change of use from dwelling (C3) into 2 apartments, construction of dormer window to the rear elevation  
15 The Waits  
St Ives

**RECOMMENDATION: Refusal**

Out of keeping with the area  
The dormer window would be very visible from the street, unfavourably impacting on the street scene.

Chairman's  
Initials

**PL142.00**

**DEVELOPMENT MANAGEMENT COMMITTEE**

There were no issues relating to St Ives.

Chairman:

Dated:

Chairman's  
Initials

**ST IVES TOWN COUNCIL PLANNING COMMITTEE**  
**APPLICATIONS FOR PERMISSION FOR DEVELOPMENT**  
**9 September 2020**

Application No Applicant/Agent	Proposed Development	Link to HDC website	Comments
20/01368/FUL  Ms N Brookes-Jones TMV Architect The Repeater Station London Road Norman Cross Peterborough PE7 3TB	Dormer extension 91 Ramsey Road St Ives	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QDYZZVIKMCJ00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QDYZZVIKMCJ00</a>	
20/01445/TREE  Mr Watson Mr David McCaffrey (Burleys) Burleys Corner South Holmwood Dorking Surrey	T1 - Fern Leaf Beech - Crown reduce by 2m as the tree is touching the property and squirrels are entering the loft 1 Broad Leas Court Broad Leas St Ives	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QEC4EFIKMIM00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QEC4EFIKMIM00</a>	
20/01352/FUL  Simon and Fiona Hall Binney & Sims Design Unit KC60 Knowledge Centre Wyboston Lakes Wyboston MK44 3BY	First floor side extension 25 Thorndown Close St Ives	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QDVANFIKMAJ00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QDVANFIKMAJ00</a>	

<p>20/01209/FUL</p> <p>David Bridgens Colin Smith Down Ampney Well Hill Yaxham Dereham NR19 1RX</p>	<p>Extension to rear to provide 1 no. 1 bed flat and 1 no. 2 bed flat with under croft parking 5 Crown Street St Ives</p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QD1WEFIKLY200">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QD1WEFIKLY200</a></p>	
<p>20/01205/LBC</p> <p>David Bridgens Colin Smith Down Ampney Well Hill Yaxham Dereham NR19 1RX</p>	<p>Extension to rear to provide 1 no. 1 bed flat and 1 no. 2 bed flat with under croft parking 5 Crown Street St Ives</p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QCZI6RIKLX800">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QCZI6RIKLX800</a></p>	
<p>20/01120/FUL</p> <p>Ms Tanina Schillaci M R Designs Snails Old Bank Prickwillow Ely CB7 4UT</p>	<p>First floor side, two storey rear extension and porch infill 16 Blackhills Road St Ives</p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QCFOEIIKLP500">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QCFOEIIKLP500</a></p>	
<p>20/01159/FUL</p> <p>Mr &amp; Mrs Waterman JPT Design Consultants Ltd. The Studio 23 Halifax Road</p>	<p>Single storey rear extension 9 Ramsey Road St Ives</p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QCOJRIKLSR00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QCOJRIKLSR00</a></p>	



Upper Cambourne CB23 6AX			
20/01495/FUL  Mr B Humphreys Mr J Tyler 74 Hop Garden Road Hook Hampshire RG27 GSA	Proposed two storey side/front extension following removal of existing single storey to side. Juliet balcony to rear. 20 Warren Road St Ives	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QEUF02IK0HH00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QEUF02IK0HH00</a>	
20/01501/FUL  C Jackson TMV Architects The Repeater Station London Road Norman Cross Peterborough PE7 3TB	Single storey rear extension and part garage conversion 36 Anderson Drive St Ives	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QEW0Z4IKMPE00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QEW0Z4IKMPE00</a>	
20/01514/TREE  Mr Daniel Remmert Atlas Tree Surgery Ltd 40 Fen End Over CB24 5NE	T 1 - Ash - Lift the crown over the road to 3.5m above ground level. T 2 - Lime - Lift the crown over the road to 3.5m above ground level. T 3 - Horse Chestnut - Lift the crown over the road to 3.5m above ground level. G 1 - 3 Cherry - Lift the crowns over the road to 3m above ground level. The Old Mill London Road St Ives	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QEXVUVIKMQ700">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QEXVUVIKMQ700</a>	
20/01156/FUL  Mr Sorin Cacio Biddleco	Change of use from Class B1 to Tattoo Studio (sui generis) Units 3 And 5 Royce Court Burrell Road	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/application">https://publicaccess.huntingdonshire.gov.uk/online-applications/application</a>	

60 Maytrees St Ives	St Ives	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QCOGZ9IKLSO00">Details.do?activeTab=details&amp;keyVal=QCOGZ9IKLSO00</a>	
20/01604/FUL  Mrs Ruth Leyshon-Wilson Jon Trahearn 21 Stirling Road St Ives PE27 3UU	Single storey front extension 2 Anson Drive St Ives	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QFK3LHIKMYX00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QFK3LHIKMYX00</a>	
20/01356/FUL  Mrs Newton First Home Improvements Station Road Industrial Estate Lenwade Norwich NR9 5LY	To replace the existing white timber framed French door set and windows on the rear elevation and replace with white u.P.V.C. French doors and windows. 2 Burleigh Cottages West Street St Ives	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QDWUAIKMB800">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QDWUAIKMB800</a>	
20/01461/FUL  Susan Andrews TMV Architects The Repeater Station London Road Norman Cross Peterborough PE7 3TB	Single storey rear extension 7 The Furrows St Ives	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QEJLQHIKMKW00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QEJLQHIKMKW00</a>	

**AGENDA ITEM C**

**CIL PAYMENTS  
OCTOBER 2019 – MARCH 2020**

<b>Application No</b>	<b>CIL Payment</b>	<b>Property/Development</b>
19/01534/FUL	1914.80	1 Spinney Way
17/02529/FUL	2159.04	22 East Street
18/00588/FUL	3194.39	1, 3 and 5 Bull Lane
17/02325/FUL	10465.45	Golf Course
17/01706/FUL	9272.62	ALDI
18/00278/FUL	934.00	Cromwell Surgery
18/01771/FUL	265.22	8/10 Lancaster Drive
<b>TOTAL</b>	<b>28,205.52</b>	