



St Ives Town Council

Twinned with Stadtallendorf

Town Clerk: Alison Benfield BA (Hons) FSLCC

Town Hall, Market Hill, The Old Riverport, St Ives, Cambridgeshire, PE27 5AL
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Issued: 4 March 2021

Councillors J Davies, N Dibben, T Drye, P Hussain, J Tiddy, D Rowe, N Wells, C Smith, J Pallant (ex officio)

You are hereby summoned to attend a Meeting of the **Planning Committee** of St Ives Town Council to be held via Zoom on **Wednesday 10 March 2021 at 8.00 pm.**

Alison Benfield BA(Hons) FSLCC
Town Clerk

Join Zoom Meeting

<https://us02web.zoom.us/j/87813728427?pwd=Rk5mODNYb2Rtd0NVcStEKzhhdVNrdz09>

Meeting ID: 878 1372 8427

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AGENDA

PL82.00 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

PL83.00 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.

PL84.00 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.

PL85.00 MINUTES

To confirm as a correct record the Minutes of the Meeting of the Planning Committee held on 24 February 2021 (copy herewith).

PL86.00 PLANNING APPLICATIONS

To consider the attached list of Planning Applications received (copy herewith).

PL87.00 NEW BUS STOP NEAR TO GOLF COURSE DEVELOPMENT

To consider possible locations for the siting of a bus stop near to the Golf Course development to encourage use of public transport (copy herewith).

PL88.00 DEVELOPMENT MANAGEMENT COMMITTEE

Application 20/02498/FUL – Extensions, 23 High Leys

To consider appointment of representative to attend DMC on 15 March 2021.

(The Committee deferred making a recommendation on this application subject to receipt of site plan showing how the extension would fit in with surrounding properties).

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held via Zoom on Wednesday 24 February 2021**

Present:

Chairman: Councillor N Dibben

Councillors: J Tiddy, P Hussain, N Wells, C Smith, T Drye, J Pallant (ex officio)

In attendance:

Town Clerk: A Benfield

Amenities Manager: C Allison

PL75.00 APOLOGIES

Councillor D Rowe (business commitment) and Councillor J Davies (HDC commitment).

PL76.00 DECLARATIONS OF INTEREST

Application 21/00130/FUL – Councillor J Pallant – non pecuniary interest as someone employed by a business close to the site.

PL77.00 PUBLIC PARTICIPATION

The Civic Society of St Ives made the following comments:

Application 21/00130 – Marshalls plc, Meadow Lane – Question 18 of the Application Form asks “..... will the proposed development increase or decrease the number of employees?” The response is *No*.

The Planning Statement at Section 4 - Proposed Development, para 4.3 concludes “*It will also lead to the creation of an additional 20-25 full-time jobs at the site, comprising a mix of engineering, site operative and site management roles.*”

There is no discussion of the additional transport movements that will be created by this development. Nor of any changes in working hours etc.

Whilst the Society has no objection to the development itself, it being in keeping with the existing use of the site, we consider the application should include full details of the implications of the proposal for employment, working hours and transport movements

Applications 21/80021 and 80022 – The Spires survey update - Section 5.6 Comments (page 15 of 27) report comments made by the respondents. One comment is that linking footpaths/cycle-paths are required to be opened as soon as possible in the life of a new estate, not after most homes are completed.

In the future, this should be a condition of any Planning Permission.

Proposed re-classification of A1123 - This proposal by CCC has not been publicised locally and I have been unable to find any information on their website other than in the Agenda and Minutes of the County Council’s December meeting.

Chairman’s
Initials

The use of the route is entirely different between the very rural eastern end and the much more heavily populated western end of the route. In this area the A1123 from Hartford to the A1096 and the whole of the A1096 is a County Council Freight Route. See:

<https://www.cambridgeshire.gov.uk/asset-library/Cambridgeshire-Advisory-Freight-Map.pdf>

Change of designation of the route is reported to result in a reduction of £250,000 per year in grant, approximately £10,000 per mile per year. However, lorry use would only slowly reduce as Sat Navs are updated/replaced whilst driver's memories would last for much longer. Maintenance costs would not reduce, resulting in either a deterioration in the route or a loss the county has to recover from elsewhere. Winter gritting is also likely to be reduced.

In the short term, whilst the works in Huntingdon continue on the link up of the A1307, some drivers will continue to favour the A1123 over the much longer access via the Brampton Hut interchange. Indeed local traffic, generated in the businesses of St Ives and northern Huntingdon, indeed sometimes travelling just between the two locations, will always use the route.

In conclusion the change should not be contemplated until after completion of the works in Huntingdon and a full survey and consultation has been carried out. This survey and consultation should also consider the retention of A road status for the Advisory freight route and the reclassification of the eastern section of the route.

PL78.00 MINUTES

The Minutes of the Meeting held on 10 February 2021 were agreed as a correct record and would be signed by the Chairman in due course.

PL79.00 PLANNING APPLICATIONS

Consideration was given to the following applications:

21/00010/FUL

Erect B8/B2/Class E unit to replace the original industrial unit damaged by fire
Caxton House
11 Caxton Road
St Ives

RECOMMENDATION:

Approval

The Committee would recommend that consideration be given to having PV panels or a green roof installed.

21/00096/FUL

Single storey front extension
6 Burstellars
St Ives

RECOMMENDATION:

Approval

Appropriate scale of development
In keeping with other extensions in the area
Appropriate storage ought to be provided for wheelie bins

21/00098/FUL

New rooftop mounted air conditioning plant for refurbished changing rooms
 One Leisure Indoor
 Westwood Road
 St Ives

RECOMMENDATION:

Approval

Appropriate development for the Centre
 No adverse impact as the site is not visible from the public areas

21/00130/FUL

Erection of silos, batching plant, including enclosed supporting structure and external stairs and associated works in connection with an existing production building
 Marshalls plc
 Meadow Lane
 St Ives

RECOMMENDATION:

Approval, subject to

Further information on noise, dust and traffic impact.

21/80021/COND

Conditional information for 13/01895/OUT – C17 – Travel Plan
 Land at former Golf Course
 Houghton Road
 St Ives

RECOMMENDATION:

Approval, subject to

The developer making efforts to increase green travel via walking or cycling and encouraging residents to leave their cars behind

Siting of a bus stop at the foot of Hill Rise to make use of public transport more viable

We would suggest that the Survey is delayed until lockdown is lifted and the new cycle path is put in place

It is noted that the data is not really valid as the lockdown was in place so there was a low response from residents.

21/80022/COND

Conditional information for 17/02325/FUL – C9 – Travel Plan
 Land at former Golf Course
 Houghton Road
 St Ives

RECOMMENDATION:

Approval, subject to

The developer making efforts to increase green travel via walking or cycling and encouraging residents to leave their cars behind

Siting of a bus stop at the foot of Hill Rise to make use of public transport more viable

Chairman's
 Initials

We would suggest that the Survey is delayed until lockdown is lifted and the new cycle path is put in place

It is noted that the data is not really valid as the lockdown was in place so there was a low response from residents.

PL80.00

PROPOSED RECLASSIFICATION OF A1123 AND A1421 TO 'B' ROAD STATUS

Consideration was given to Cambridshire County Council's consultation on the proposed reclassification of the above roads.

It was agreed that the Committee's comments be limited to the stretch between Hartford roundabout to Earith.

There was very little background information to this proposal. Members did not agree with reclassification on this stretch of road as this was a main lorry route. They had concerns about reduced maintenance of a 'B' road which could lead to an increase in noise pollution and accidents in St Ives. There was also no information on the cost of signage, projected traffic reduction levels or whether such a change would impact on the road gritting policy.

RESOLVED: that a response be sent to the consultation objecting to the reclassification of the road between Hartford roundabout and Earith for the reasons above.

PL81.00

DEVELOPMENT MANAGEMENT COMMITTEE

The Chairman reported that he was shortly to take part in a workshop on the Houghton Grange development and would provide a report to members thereafter.

Chairman:

Dated:

Chairman's
Initials

**ST IVES TOWN COUNCIL PLANNING COMMITTEE
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
10 March 2021**

Application No Applicant/Agent	Proposed Development	Link to HDC website	Comments
21/00292/s73 Mr Fry Barratt House Sandy Way Grange Park Northampton NN4 5EJ	Application to amend Condition 1 of permission 19/00597/S73 to allow temporary use until 18th May 2021 Land at former Golf Course Houghton Road St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QO7WLKIKJ3Y00	
21/00086/FUL Mr Timothy Cleary Ram Design 9 Howards Court Stevenage SG1 3DF	Single storey rear extension 14 The Waits St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QMVRARIKIIK00	
21/00236/FUL Kaspars Ledins 91 Green Leys St Ives PE27 6RY	Erection of a garden building for use as sauna and hobby room/workshop 91 Green Leys St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QNWBTZIKIYS00	

<p>21/00241/FUL</p> <p>Mr and Mrs James Smith Sisco Architecture 18 The Broadway St Ives PE27 5BN</p>	<p>Single storey rear extension, first floor side extension, replacement porch roof, replacement of tiled cladding and rendering of garage</p> <p>50 Fairfields St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QNWK7PIKIZ100</p>	
<p>21/00256/FUL and 21/00245/LBC</p> <p>Mr Andrew Di Rita Partners in Planning and Architecture Ltd Suite 2 Clare Hall St Ives Business Park Parsons Green St Ives PE27 4WY</p>	<p>Conversion of the former Nat West building to Restaurant, cafe, hot food takeaway (Class E), including restoration of the banking hall, erection of a single storey extension and external store building, and reconfiguration of fire escape</p> <p>2 The Pavement St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QNWPVUIKIZB00</p>	
<p>21/00261/TREE</p> <p>Nicol Eden Tree Specialists Ltd 10 Queen Alexandra Road Bedford MK41 9SE</p>	<p>G1 - 2 x Apple Trees - 1. Crown clean by removing any dead, diseased, poorly formed or rubbing branches. (Any larger structural branches which may be rubbing should be left due to structural support from inosculation). 2. Crown reduce by removing up to 1m (3ft) where necessary to reshape and balance to prevent limb failure. T1 - Ash Remove any major deadwood. The two lowest limbs projecting towards the lawn area to be reduce in length by approx 2-3m to prevent limb failure</p> <p>1A Greenlands Court Houghton Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QNYC46IKJ0400</p>	

<p>21/00409/TREE</p> <p>Mr Glenn Pascoe 10 Rookery Close St Ives PE27 5FX</p>	<p>Works to protected ash tree 10 Rookery Close St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QOXFZSIKJHL00</p>	
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SITING OF BUS STOP NEAR TO GOLF COURSE DEVELOPMENT

Following the Committee's request at the last meeting for a bus stop to be sited near to the new Golf Course development, the following response was received from the County Council:

"I can consider a new bus stop, as requested. I would be grateful if you could let me know your preferred location. If safe, I will then liaise with St Ives Town Council, the local county councillor, the local highways officer and the bus company for their views.

Please note that this department has no budget for bus stop infrastructure so any costs would need to be met by either the developer or St Ives Town Council.

Andy Hunt
Public Transport Network Co-ordinator
Cambridgeshire County Council"