



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
Telephone: 01480 388929 Email: clerk@stivestowncouncil.gov.uk

Issued: 8 April 2021

Councillors 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 14 April 2021 at 8.30 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

PL97.00 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

PL98.00 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.

PL99.00 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.

PL100.00 MINUTES

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

PL101.00 PLANNING APPLICATIONS

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

PL102.00 APPLICATIONS 21/00244/FUL and 21/00245/LBC – 2 The Pavement

To consider further information, as requested, from the agents for the above applications (copy herewith).

PL103.00 DEVELOPMENT MANAGEMENT COMMITTEE

To note that **Applications 20/01209/FUL and 20/01205/LBC** - Extension to rear of Number 5 Crown Street, St. Ives to provide 1 no. 1 bed flat and 1 no. 2 bed flat with undercroft parking are to be discussed at the DM Committee meeting on 19 April and to decide if a representative should attend (copy herewith).

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

Present:

Chairman: Councillor N Dibben

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

In attendance:

Amenities Manager: C Allison

Committee Clerk: S Rawlinson

COUNCILLOR JOHN DAVIES

The Meeting began with a one minute silence for reflection on the life of the late Councillor Davies who had served as a Member of the Planning Committee for many years.

PL89.00 APOLOGIES

Apologies were received from Councillors T Drye and D Rowe (both Personal).

PL90.00 DECLARATIONS OF INTEREST

Application 21/00219/FUL – All Members – Other non pecuniary interest as the agent is a tenant of the Town Hall.

Application 21/00415/FUL – Councillor N Wells – non pecuniary interest as a member of the Church congregation.

PL91.00 PUBLIC PARTICIPATION

Application 21/00415/FUL – A Warden of All Saints Parish Church informed members that the Parochial Church Council had applied several years ago for consent to demolition of the building and replacement with five dwellings. Although approved by the Town Council, HDC had refused the application which was now amended and re-submitted.

The Hall had been out of use for several years and was in need of major structural and refurbishment work. There was little demand for a hall facility now as there were several better equipped venues in the town.

The proposal was to retain the cottage and convert the hall into three new dwellings. The façade will remain largely unchanged and would have minimum impact on the site.

The Civic Society of St Ives made the following comments:

Application 21/00205 – Broad Leas Court – On the face of it a reasonable and routine application, in some circumstances this would not be a matter for Planners. However, the Society cannot support a proposal for the widespread use of uPVC replacements in a building where many occupants may have reduced mobility and other health issues. It is recognised that burning uPVC gives off toxic fumes and drop lumps of burning plastic. These risks should not be introduced into a property housing many people.

Application 21/00415/FUL – All Saints Church Hall - Apart from a lack of clarity regarding the extent, if any, of proposed work to the existing unit 4b, and the lack of knowledge of the origins of the original building this application offers the chance to bring the building back to life. The Society believes the application has merit.

Chairman's
Initials

Application 21/00423/FUL – 21 Houghton Road - This very large extension is seeking to maximise the use of the available site. Apparently to the exclusion of easy access around the side of the property. The Society consider the minimum useable width of access should be 1 metre and also a condition to require a storage site for rubbish bins to be provided to the rear of the property.

Application 21/00219/FUL – 2 Forsythia Way - This is a large extension on a small site, the Society consider it to be overdevelopment. However, should the proposal be accepted we will be pleased if a condition is included to require the provision and use of a suitable bin store at the front of the house.

Additional Bus Stops near the Spires development - Whilst bus stops in area A would accommodate all routes it is likely this would require land purchase, so only become realistic as part of a larger road improvement scheme. The Society considers location B is too far to offer any benefit to Spires residents, given the added requirement to cross Houghton Road. Stops in area C at location a) offer convenience but only becomes realistic if all services were to service the stops.

PL92.00**MINUTES**

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

PL93.00**PLANNING APPLICATIONS**

Consideration was given to the following applications:

PL93.01**21/00205/FUL**

Replace existing brown timber painted windows, doors, fascias and soffits with brown upvc
Broad Leas Court
Broad Leas
St Ives

RECOMMENDATION:**Approval**

Appropriate use of materials
In keeping with the original fascia

PL93.02**21/00311/CLED**

Transfer from use A1 to office B1 class
Unit 1 Quay Court
St Ives

RECOMMENDATION:**Approval**

Maintaining the use of the premises is welcomed
No physical change to the exterior

PL93.03**21/00451/FUL**

Conversion of existing church parish hall into four residential units
The Church Hall
Ramsey Road
St Ives

RECOMMENDATION:**Approval**

The return to use of a disused building is welcomed

Chairman's
Initials

A solid fence would be preferable to the chain link proposed on the south side between the site and adjacent housing

The use of obscure glazing on the upper level windows is required to prevent over-looking
The Committee seeks confirmation of landscaping details and would wish to see a permeable surface to allow water drainage

Details of external lighting requested, this should not create light pollution to adjacent properties
Would wish to see native planting and insect friendly plants

PL93.04**21/00423/FUL**

Two storey side and single storey rear/side extension
21 Houghton Road
St Ives

RECOMMENDATION:**Approval**

Appropriate scale of development for a large site
Changes to front façade are considered acceptable and appropriate for the area

PL93.05**21/00498/TRCA**

Main stem of the oak tree is too close to the garage and the bow has grown heavily leaning to one side. The roots causing the driveway to uplift, which could cause damage and subsidence to the garage in the near future. (Oak T1). Fell to as close to ground level as possible
Backwater House
The Drive
St Ives

RECOMMENDATION:**Approval**

Would wish to see a replacement tree planted

PL93.06**21/00581/TREE**

T1 - Beech - Cut back by 3m on the property side due to serious issues, including fire hazard issues with squirrels. T2 - Horse Chestnut - Minor crown lift (by 1.5m) of the branches on the building side to deter squirrels jumping to the building T3 - Lime – Re-pollard to previous pollard points (essentially a standing stick for the same reason as above T5 - Sycamore - Cut back by 3m on the property side due to serious issues, including fire hazard issues with squirrels
1 Broad Leas Court
Broad Leas
St Ives

RECOMMENDATION:**Approval**

Extent of works to be agreed with Arboricultural Officer

Chairman's Initials

PL93.07 **21/00583/CLED**
Proposed loft conversion with rooflights
1 Bury Way
St Ives

RECOMMENDATION: **Approval**
Appropriate scale of development
No adverse impact on street scene

PL93.08 **21/00219/FUL**
Part 2 storey side extension and first floor rear extension
2 Forsythia Road
St Ives

RECOMMENDATION: **Refusal**
Overdevelopment

PL94.00 **NEW BUS STOP NEAR TO GOLF COURSE DEVELOPMENT**

Members were in receipt of report compiled by the Chairman detailing three possible locations for the siting of a new bus stop.

It was generally agreed that Option C was preferable but would require a more regular bus service. The Chairman agreed to update the report recommending the above option subject to the bus companies agreeing to run additional buses along that route.

RESOLVED: **PL94.01** that Option C be agreed as the preferred option

PL94.02 that the report, once updated, be sent to the County and District Councils and the Combined Authority Mayor for consideration and comment

PL94.03 that a **Recommendation** be made to Council for the use of CIL funds for provision of a new bus stop

PL95.00 **HOUGHTON GRANGE PHASE 2**

Consideration was given to the Homes England consultation on the Houghton Grange site.

Members agreed that the proposal put forward by Houghton & Wyton Parish Council for a development with a smaller number of properties and greater protection of green spaces was preferable.

RESOLVED: that a reply be sent to Homes England that a development more in line with the Houghton & Wyton proposals would be preferable.

PL96.00 **DEVELOPMENT MANAGEMENT COMMITTEE**

There were no matters relating to St Ives.

Chairman's
Initials

Chairman:

Dated:

ST IVES TOWN COUNCIL PLANNING COMMITTEE
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
14 April 2021

Application No Applicant/Agent	Proposed Development	Link to HDC website	Comments
21/00298/FUL Mr Trevor Ashton PJ Townsend Associates 12 Hill Rise St Ives PE27 6SP	Single free standing garage 57 Elm Drive St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QO9MKLIK0HJ00	
21/00372/FUL Mr and Mrs Hunter JPT Design Consultants Ltd The Studio 23 Halifax Road Upper Cambourne CB23 6AX	Part 2 storey side extension, part first floor side extension and part first floor rear extension 14 West Leys St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=QOOKP4IKJEA00	
21/00527/FUL Mr Brian Hinchliffe Mr Richard Biddle 60 Maytrees St Ives PE27 5WZ	Proposed replacement conservatory 15 Constable Road St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QPJNY0IKJU300	

<p>21/00541/FUL</p> <p>Mrs Irene Gosney 124 Needingworth Road St Ives PE27 5LB</p>	<p>Erection of external garage 124 Needingworth Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QPNIUXIKJVV00</p>	
<p>21/00637/TREE</p> <p>Richard Rowland The How Houghton Road St Ives PE27 6RP</p>	<p>DD Tree. Remove fallen Poplar and 2 adjacent ones The How Houghton Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QQ42WMIKODP00</p>	
<p>21/00705/TREE</p> <p>Dominic Moody Cambridge Trees Ltd 34A St Ann's Lane Godmanchester PE29 2JE</p>	<p>T1 Willow:reduce crown by 6-7m to previous cut points to maintain tree at current size and reduce risk of branch tear-out T2 Eucalyptus:reduce crown by 2m and prune to shape to maintain tree at suitable size for the location 32 Ramsey Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QQH2X8IKKBT00</p>	
<p>21/00709/FUL</p> <p>Una Sancaster Cambridge Trees Ltd 34A St Ann's Lane Godmanchester PE29 2JE</p>	<p>T1 Willow: reduce to previous pollard points at approx. 10m, to maintain at overall size and reduce risk of branch breakage over garden and building Little Priory Priory Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QQH34FIKKC100</p>	

<p>21/00724/TRCA</p> <p>Mrs Sanders Richardsons Tree Surgery Limited 76 Hillcrest Bar Hill Cambridge CB23 8TQ</p>	<p>Walnut (T1) - shorten the cracked limb on the East side by up to 3m to significantly reduce the end weight. Shorten the longer branches on the West side by 1.5m due to Inonotus infection. Silver Birch (T2) - crown reduce by 1 to 1.5m to improve shape after previous bad pruning 1 Westwood Close St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QQJ32SIKKDF00</p>	
<p>21/00773/TREE</p> <p>Mr Barnes Eastern Tree Surgery Regent Farm 7 Heath Road Swaffham Prior Cambridge CB25 0LA</p>	<p>Weeping Willow - reduce height and spread by 3-4m back to outer pollard points, shape and balance, remove deadwood throughout crown. Cyclical maintenance of established pollard heads to prevent increasing risk of pollard head failures 93 Ramsey Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QQUCN9IKKI600</p>	
<p>21/80090/COND</p> <p>The Abbey Group Nene Lodge Funthams Lane Whittlesey PE7 2PB</p>	<p>Conditional Information for 20/02104/FUL: C5 (Materials), C6 (Hard/Soft Landscaping), C11 (Refuse Management), C13 (SWD), C14 (Surface Water Drainage Maintenance), C15 (Levels) Abbey Retail Park Harrison Way St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QPSXB0IKJYS00</p>	

**Applications 21/00244/FUL and 21/00245/LBC – 2 The Pavement
Comments from agents following the Committee’s deferral of the above applications.**

I understand St Ives Town Council TC (who are copied into the email) have recommended that the above applications for the Natwest Bank, 2 The Pavement, St Ives are deferred until further information is submitted in regard to the comments set out below.

In respect of the concerns raised, please see the responses in red that fully address all the queries:

There is insufficient information on how deliveries will be managed -

The deliveries will be operated from 17:00hrs – 22:00hrs only one small van will be used to deliver the pizza’s. The van will be parked at the rear of premises and will not interfere with users of the adjacent facilities.

The restaurant itself will be subject to the normal public house closing times, which is reasonable given the location of the site.

No details on bin storage –

Bin/waste - The bin storage is indicated on the block plan and is shown to be in the parking area. A private local recycling company will deal with waste collection, as the company have operated for many years in their premises Bridge Street, St Ives. As indicated on the block plan the bins will not obstruct any right of way or access/egress from the building.

Concerns that the changes to the rear will impede access for emergency services, particularly the fire service accessing the adjacent Corn Exchange -

There is a legal require for all accesses both pedestrian and vehicular to remain clear of obstruction and there will no obstruction for fire services, as indicated on block plan - 20-60/104 a new right of way/fire escape is provided for the first and second floor flats and for the first floor corn exchange. The current access for emergency vehicles remains unchanged. All building regs requirements will be satisfied when the planning is obtained.

Confirmation needed that rainwater and waste drainage provision is adequate and accepted by the utility companies

The drainage servicing the building that we own, remains mostly unchanged and I believe does not converge with that of the corn exchange before entering the combined main sewer in East Street.

The proposed outdoor seating area should be subject to time and noise limits.to protect adjacent residents –

If the LPA consider it necessary a restrictive condition could be imposed to ensure the seating/dining area is closed to customers after a certain time – 22:00hrs. However, given the town centre location of the site any choses times restricted by the LPA would need to be responsible to fulfil the PPG in

regard the tests that should be applied in the imposition of conditions in the determination of a planning application.

Whilst the TC have been copied into the email, can I please request that St Ives Town Council are re-consulted and this email is published as further information on the councils website to ensure the files at the LPA are fully accurate and updated when the application is determined.

Also to confirm the conditions recommended by the conservation team are accepted.

Kind regards,

Linda Walker
BA (Hons) PgDip
Principal Planner
Partners in Planning and Architecture Ltd

APPLICATIONS 20/01209/FUL and 20/01205/LBC

**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**

The Planning Committee's Recommendation on 9/9/20 was:

APPROVAL Subject to access being maintained during construction works. A Traffic Management plan is needed. In keeping with other properties in the area. No adverse effect on street scene.

The HDC Officer recommendation is:

REFUSAL of planning permission and listed building consent for the following reasons:

Reason 1. The proposal would result in more vulnerable development in an area at medium risk of flooding, falling within Flood Zone 2, contrary to the National Planning Policy Framework (2019), which seeks to locate development away from areas which are at the highest risk of flooding and in areas at lowest risk of flooding. The requirements of the Sequential Test have not been met. The proposal therefore fails the Sequential Test as set out in the National Planning Policy Framework and is contrary to Policy LP5 of the Huntingdonshire Local Plan to 2036, the Cambridgeshire Flood and Water SPD (2017), Section 14 of the National Planning Policy Framework (2019) and paragraphs 30 to 32 of the Planning Practice Guidance.

Reason 2. The application has failed to incorporate adequate provision for refuse (wheeled bins) by virtue of the omission of a unilateral undertaking agreement, contrary to the requirements of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Huntingdonshire Local Plan to 2036.