



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: 22 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 28 April 2021 at 7.00 pm.**

Christine Allison
Deputy Town Clerk

Join Zoom Meeting

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

Meeting ID: 878 1372 8427

Passcode: 764973

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AGENDA

PL104.00 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

PL105.00 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.

- PL106.00 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.
- PL107.00 MINUTES**
To confirm as a correct record the Minutes of the Meeting of the Planning Committee held on 14 April 2021 (copy herewith).
- PL108.00 DELEGATION OF AUTHORITY**
To agree that the Committee revert to the system of delegation for consideration of Planning Applications (as used during the previous lockdown) pending receipt of further information on the holding of virtual meetings.
- PL109.00 PLANNING APPLICATIONS**
To consider the attached list of Planning Applications received (copy herewith).
- PL110.00 APPLICATION 21/00130/FUL : ERECTION OF SILOS, BATCHING PLANT INCLUDING SUPPORTING STRUCTURE AND EXTERNAL STAIRS AND ASSOCIATED WORK IN CONNECTION WITH AN EXISTING PRODUCTION BUILDING : MARSHALLS plc**
To receive additional information from Planning Officer and give consideration to making a Recommendation on the above application (copy herewith).
- PL111.00 DEVELOPMENT MANAGEMENT COMMITTEE**
To receive update from Chairman on the DMC meeting held on 19 April where Applications 20/01209/FUL and 20/01205/LBC – Extension to rear of 5 Crown Street was discussed.

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held via Zoom on Wednesday 14 April 2021**

Present:

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

In attendance:

Amenities Manager: C Allison
 Committee Clerk: S Rawlinson

PL97.00 APOLOGIES

All Members were in attendance.

PL98.00 DECLARATIONS OF INTEREST

Application 21/00541 – Councillor N Wells – non pecuniary interest as an acquaintance of the applicant.

Applications 21/00244 and 21/00245/LBC – All Members – Other interest as the Council is the owner of an adjacent property.

Application 21/00372 – All Members – Other interest as the agent is a tenant of the Town Hall.

Application 21/00298 – Councillors Dibben, Pallant, Hussain and Rowe – non pecuniary interest as an acquaintance of the agent

Application 21/00298 – Councillor T Drye – Pecuniary interest as the spouse of the agent is an employee of his. (Councillor Drye left the meeting during discussions on this application)

PL99.00 PUBLIC PARTICIPATION

The Civic Society of St Ives made the following comments:

21/00244 and 21/00245 - 2 The Pavement

The clarifications provided are useful, however they do not fully cover all matters:

Deliveries Whilst the delivery of meals for consumers is addressed no mention of deliveries into the premises is covered.

In addition to meal deliveries being via the rear access the Society will be pleased if all deliveries into the premises were made, where possible, by small vehicles able to deliver to the rear of the building. Clearly, parking behind the Corn Exchange will have to be managed to facilitate this.

Bin Storage It will be useful if an explanation of the type, size and number of bins proposed were included. The proposed storage area is quite small.

PL100.00 MINUTES

The Minutes of the Meeting held on 24 March 2021 were confirmed as a correct record and would be signed by the Chairman in due course.

PL101.00 PLANNING APPLICATIONS

Consideration was given to the following applications:

Chairman's
Initials

- PL101.01** **21/00298/FUL**
Single free standing garage
57 Elm Drive
St Ives
- RECOMMENDATION:** **Refusal**
Placing the garage in the front garden would have an adverse impact on the street scene.
- PL101.02** **21/00372/FUL**
Part 2 storey side extension, part first floor side extension and part first floor rear extension
14 West Leys
St Ives
- RECOMMENDATION:** **Approval**
Appropriate scale of development
Similar to other extensions in the area
- PL101.03** **21/00527/FUL**
Proposed replacement conservatory
15 Constable Road
St Ives
- RECOMMENDATION:** **Approval**
Appropriate scale of development
The Committee requests the condition that the hedge to be removed is replaced with similar planting
- PL101.04** **21/00541/FUL**
Erection of external garage
124 Needingworth Road
St Ives
- RECOMMENDATION:** **Approval**
Appropriate development for the site
Acceptable impact on street scene
- PL101.05** **21/00637/TREE**
DD Tree. Remove fallen Poplar and 2 adjacent ones
The How
Houghton Road
St Ives
- RECOMMENDATION:** **Observation**
No comment as no details are provided on the HDC Website

PL101.06**21/00705/TREE**

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

RECOMMENDATION:**Observation**

No comment as no details are provided on the HDC Website

PL101.07**21/00709/FUL**

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

RECOMMENDATION:**Approval**

Scale of work to be agreed with Arboricultural Officer

PL101.08**21/00724/TREE**

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

RECOMMENDATION:**Approval**

Scale of work to be agreed with Arboricultural Officer

PL101.09**21/00773/TREE**

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

RECOMMENDATION:**Approval**

Scale of work to be agreed with Arboricultural Officer

Chairman's Initials

PL101.10 21/80090/COND

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

RECOMMENDATION:**Observation**

The Committee has no further comments on this application.

PL102.00**APPLICATIONS 21/00256 and 21/00245/LBC – 2 THE PAVEMENT**

Members received further information on the above applications from the agents and the developer which had satisfactorily answered the questions leading to the previous deferral of consideration.

RECOMMENDATION:**Approval**

Appropriate scale of development
No adverse effect on street scene
The Committee welcomed the re-introduction of commercial space into the town centre.

[Councillor P Hussain left the Meeting]

PL103.00**DEVELOPMENT MANAGEMENT COMMITTEE****Applications 20/01209/FUL and 20/01205/LBC**

It was noted that the above applications were to be discussed at the DM Committee on 19 April.

The Committee had recommended approval. The District Council Planning Officer recommended refusal on flooding grounds.

RESOLVED: that the Chairman attend the DM Committee meeting on 19 April to speak in favour of the application.

Chairman:

Dated:

Chairman's
Initials

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

Application No Applicant/Agent	Proposed Development	Link to HDC website	Comments
18/02726/FUL Lochailort St Ives Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE	Phased residential development of 49 dwellings with access, parking, landscaping and associated works Former Car Showroom London Road St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PK1J3NIKIO400	
21/00067/LBC Mr Jonathan Hancock 33A The Broadway St Ives PE27 5BX	To replace the existing 4 Sash windows on the front of the building 33A The Broadway St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QMS1WUIKIGM00	
21/00227/FUL Mr Geoffrey Shaw Fairtimbers Sidney Road Theydon Bois CM16 7DT	Change of use of travel agent (Use Class E) to tanning shop (Sui Generis) 4 Bridge Street St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QNUFVJIK0HJ00	

<p>21/00445/FUL</p> <p>Mr John Valentine Campbell McCrae Ltd Chapel House 5 The Stiles Godmanchester PE29 2JF</p>	<p>Residential conversion of existing offices, to form two dwellings 4-5 Free Church Passage St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QP4MA7IKJM600</p>	
<p>21/00563/FUL</p> <p>Mrs Vimla Sharma Anil Dray-Sharma 8 Maytrees St Ives PE27 5WZ</p>	<p>Part Demolition of existing garage Construction of rest of garage to extension of existing bungalow 3 Acacia Avenue St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QPRBZOIKOHJ00</p>	
<p>21/00616/FUL</p> <p>Mr R Weir Morton & Hall Consulting Ltd 1 Gordon Avenue March PE15 8AJ</p>	<p>Proposed first floor side extension over existing kitchen/garage and rear single storey extension to rear 27 Constable Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QQ2HUSIKK4700</p>	
<p>21/00717/FUL</p> <p>Mr and Mrs Jonathan Day Jonathan Trahearn 21 Stirling Road St Ives PE27 3UU</p>	<p>Single storey side extension + pitched roof over porch 23 Oak Tree Close St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QQHGT HIKKCM00</p>	

<p>21/00779/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. Reason - cyclically maintenance of established pollard heads to prevent increasing risk of pollard heads breaking out 93 Ramsey Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QQVNOWIKKIH00</p>	
<p>21/00837/s106</p> <p>Naomi Emojevbe The Octagon 27 Middlesborough Colchester CO1 1TG</p>	<p>Amend Clause 4.13 of the Section 106 Agreement date 19th December 2006 made between Huntingdonshire District Council and Cambs County Council to remove wording following 'Planning Obligations' in the second line of clause 9 Clark Drive St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QQVP87IK0JT00</p>	



PLANNING CONSULTATION RESPONSE

<p>To Ida Jonsson Gahnstrom</p> <p>Huntingdonshire District Council Pathfinder House St Marys Street Huntingdon PE29 3TN</p>	<p>Place & Economy Highway Development Management Cambridgeshire County Council West Highways Division Stanton House, Stanton Way Stukeley Road Huntingdon Cambs PE29 6PY</p>
<p>App Reference: 21/00130/FUL</p>	
<p>Date IN: 12/03/21 Date Out : 21/04/21</p>	<p>Contact: Robin Hobbs</p>

RE: Application description

Proposal: Erection of silos, batching plant, including enclosed supporting structure and external stairs, and associated works in connection with an existing production building

Location: Marshalls Plc Meadow Lane St Ives PE27 4LG

Following the Transport Statement submitted, I forwarded this onto my colleagues within the transport assessment section. They have indicated in their response that the movements associated with that proposed could not be considered significant compared to the already consented use.

Therefore, we would not object to the grounds on traffic generation.

The existing access road to the site, this is already suitable to cater for the types and sizes of vehicles already associated with existing use, and therefore suitable. The access to the site from Meadow Lane is already in use and is not within the adopted highway.

Given the above I would have no objections to that proposed or have any conditions to request.

Note from Planning Officer to Planning Committee

In addition, Environmental Health has confirmed that they have no objection towards the proposal in relation to dust and noise.

As such, may you please confirm that this is sufficient information for the town council to recommend approval of the application.