



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: 8 July 2021

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

You are hereby summoned to attend a Meeting of the **Planning Committee** of St Ives Town Council to be held in the **Corn Exchange** on **Wednesday 14 July 2021 at 7.00 pm.**

Christine Allison
Deputy Town Clerk

AGENDA

PL10.00 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

PL11.00 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.

PL12.00 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.

PL13.00 MINUTES

To confirm as a correct record the Minutes of the Meeting of the Planning Committee held on 23 June 2021 (copy herewith).

PL14.00 PLANNING APPLICATIONS

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

PL15.00 DEVELOPMENT MANAGEMENT COMMITTEE

To receive information (if any) relating to St Ives.

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held in the Corn Exchange on Wednesday 23 June 2021**

Present:

Town Mayor: Councillor P Hussain
Councillors: N Dibben, D Rowe, J Tiddy, C Smith, N Wells

In attendance:

Deputy Clerk: C Allison
Democratic Officer: S Rawlinson

The meeting was opened by the Town Mayor.

PL01.00 APOLOGIES

An apology for absence was received from Councillor T Drye (Personal).

PL02.00 APPOINTMENT OF CHAIRMAN

Nominations were requested for the appointment of a Chairman for the Committee.

Councillor Rowe proposed Councillor Dibben, seconded by Councillor Tiddy. There were no further nominations.

RESOLVED: that Councillor Dibben be appointed Chairman for the municipal year 2021-22.

[Councillor Dibben in the Chair]

PL03.00 APPOINTMENT OF VICE CHAIRMAN

Nominations were requested for the appointment of a Vice Chairman for the Committee.

Councillor Tiddy proposed Councillor Rowe, seconded by Councillor Smith. There were no further nominations.

RESOLVED: that Councillor Rowe be appointed Vice Chairman for the municipal year 2021-22.

PL04.00 DECLARATIONS OF INTEREST

PL04.01 Declarations in respect of applications determined by delegated authority:
21/00832/FUL, 21/00863/FUL and 21/00941/FUL – All Members – non pecuniary interest as the agent is a tenant of the Town Hall.
21/00648/FUL – Councillors D Rowe, N Dibben – non pecuniary Interest as acquaintances of the agent and the applicant.
21/00648/FUL – Councillor N Wells – non pecuniary interest as a Member of the Rowing Club and also as an acquaintance of the agent and applicant.

PL04.02 Current applications:
21/01309/TRCA – Councillors N Dibben and D Rowe – non pecuniary interest as acquaintances of the applicant.

PL05.00 PUBLIC PARTICIPATION

A resident raised concerns that the Planning Committee had not adhered to the ruling that meetings should be face to face from 7 May and that, as a result, members of the public had not had an opportunity to make representations on planning applications.

Chairman's
Initials

The Chairman indicated that advice from CAPALC had been sought on this. The resulting advice was that it was not considered good practice.

Determination by delegation had been used regularly in the past when applications required an urgent decision inbetween meetings, such as over the Christmas period and in August.

The Civic Society of St Ives made the following comments:

Determination by delegation

The Society supported the resident's comments above and noted that during the period of delegated responsibility, the planning applications had not been shown on the Council's web site. The Chairman apologised for that and said that this would be a lesson to be learned for the future.

Application 21/00608 – The property in question was previously the Bathroom Barn, as shown on the Block and Location plans. If so the property is 8g Harding Way. The Society has no other concerns over the proposal.

Application 21/01149/FUL - Whilst the proposed house may be satisfactory there is insufficient information to understand how vehicular access to the property will be accommodated. Burstellars and, to a lesser extent, Erica Road are distributor roads. The junction is a busy one, care needs to be taken to ensure any new or extended access is away from the junction for both existing and proposed properties. We will be pleased if a condition is attached to both existing and proposed properties to require refuse bins be stored to the rear of the properties.

Application 21/01211/LBC - The Society consider the proposed replacement window should match the remaining windows in style.

Agenda Item PL07.00 - The Civic Society are concerned about this request. The land adjacent to 10 Trent Close is a small part of the lands adjacent to Public Footpath Nr 1, as shown on CCC's footpath map. Residents and visitors are able to walk from Crown Street in the town centre to Woodhurst, largely on traffic free paths. The adjacent green areas in this section make it possibly the most pleasant footpath in the built up areas of the town. They are a prelude to the open country beyond.

The land adjacent to 10 Trent Close is one of nine or ten between Wheatfields School and Marley Road. Provided by the housing developers, i.e. by the house purchasers, for the enjoyment of everyone, and looked after for everyone by HDC, bits of the lands should not be sold off to individuals. The land should remain for everyone.

However, should the District Council choose to sell the land it should require, by covenant, A) that a similar brick wall to the existing boundary treatment be constructed and B) no building over 3m tall be constructed and no permanent building may be erected on the acquired land.

PL06.00

MINUTES

The Minutes of the Meeting held on 28 April 2021 were confirmed as a correct record and would be signed by the Chairman in due course.

PL07.00

REQUEST TO ACQUIRE LAND

A request had been made to HDC to acquire a plot of land adjacent to 10 Trent Close.

Chairman's
Initials

Members considered that the loss of any green spaces, which were in short supply, was unacceptable. This was a space regularly used by residents and pedestrians and was integral to the visual appeal of the area. It was considered that creating a narrow pedestrian route was not good for security and there were concerns that such a sale might create an unfavourable precedent in other areas.

RESOLVED: that the Committee oppose the sale of this land.

PL08.00

PLANNING APPLICATIONS

Consideration was given to the following applications:

PL08.01

21/00608/FUL

Change of use from B8 (showroom/warehouse) to B8 and/or D1/F1(F) (place of worship/public worship or religious instruction)

**8A Harding Way
St Ives**

RECOMMENDATION:

Approval

Appropriate use of building
(Noted that the property should be 8G Harding Way and not 8A).

PL08.02

21/01041/FUL

Single storey front/side/rear extensions & extended parking, following demolition of existing garage

**12 Kiln Close
St Ives**

RECOMMENDATION:

Approval

Appropriate scale of development
Similar to other extensions in the street

PL08.03

21/01149/FUL

Proposed two storey dwelling

**82 Burstellers
St Ives**

RECOMMENDATION:

Approval Subject to:

Provision of site plan showing parking and access for 82 Burstellers and the dwelling next door.
Assurance that the windows on the new dwelling will match those adjacent

PL08.04

21/01211/LBC

Internal works to include removal of some walling. Externally, one rotting door to be replaced by a small window

**1 Cromwell Place
St Ives**

RECOMMENDATION:

Approval

Details and finishes to be agreed with Conservation Officers
New window should match existing

PL08.05

21/01309/TRCA

T1 Mulberry: reduce 50cm away from phone line, thin upper crown by 10% to reduce weight on decayed stem

Mulberry Cottage
Chapel Lane
St Ives

RECOMMENDATION:

Approval

Extent of works to be agreed with Arboricultural Officer

PL08.06

21/01239/FUL

Erection of single storey timber clad detached garden room/outbuilding

Homelyn
106 Needingworth Road
St Ives

RECOMMENDATION:

Approval

Appropriate scale of development
No adverse effect on street scene
Condition that the building should not be used as a separate dwelling

PL09.00

DEVELOPMENT MANAGEMENT COMMITTEE

There were no matters relating to St Ives.

Chairman:

Dated: 14 July 2021

Chairman's
Initials

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
14 July 2021

| Application No Applicant/Agent | Proposed Development | Link to HDC website | Comments |
|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 21/00432/FUL Mr Hodson JPT Design Consultants Ltd The Studio 23 Halifax Road Upper Cambourne CB23 6AX | Single storey extension to the rear of the garage 14 Nursery Gardens St Ives | https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QP12H7IKJK500 | |
| 21/00934/NMA Kassim Mohammed 36 The Pound St Ives PE27 3XG | Non-material amendment to 18/01495/HHFUL to clarify the intended use of the Hobby workshop as a workshop and ancillary living accommodation for the main house 38 The Pound St Ives | https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QRWZXNIK0JS00 | |
| 21/01260/FUL Mr and Mrs Gerard Sisco Architecture Ltd 18 The Broadway St Ives PE27 5BN | Demolition of existing garage and rear extension, construction of new side extension with additional first floor bedroom 45 Wheatfields St Ives | https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QTTOFGIKLVD00 | |

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| <p>21/01298/FUL</p> <p>Mr Ruksana Ahmed Richard Biddle 60 Maytrees St Ives PE27 5WZ</p> | <p>Proposed first floor extension to the side of the property 25 Greengarth St Ives</p> | <p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QU60S WIKLZE00</p> | |
| <p>21/01334/TRCA</p> <p>Mr and Mrs Parkes 22 Pitfield Close Fenstanton PE28 9FE</p> | <p>Willow - Fell - Roots causing damage to shed, branches hanging over neighbour's garden, grass won't grow 19 Cootes Meadow St Ives</p> | <p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QUFC3L IK0JS00</p> | |
| <p>21/01379/EXTDET</p> <p>Mr Steve Jacklin Martin England 39 High Street Warboys PE28 2TA</p> | <p>Erection of 6.56 x 3.937 flat roof extension to rear of dwelling. Render wall finish to match existing 42 Oak Tree Close St Ives</p> | <p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QUS7X YIK0JX00</p> | |
| <p>21/01394/FUL</p> <p>Mr M Uddin Biddleco 60 Maytrees St Ives PE27 5WZ</p> | <p>To demolish a timber shed in the garden and construct a single storey extension to the rear of the dwelling 22 Redmoor Close St Ives</p> | <p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QUU6C BIKM9P00</p> | |

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| <p>21/01397/EXTDET</p> <p>Mrs Annie Hoskins Aurimus Leliukas 28 Pheasant Rise Bar Hill CB23 8SA</p> | <p>Proposed Rear Extension (extends beyond the rear wall by 3.8m, max height 2.56m, height at eavs 2.21). 13 Fairfields Crescent St Ives</p> | <p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QUUCE0IK0JS00</p> | |
| <p>21/01431/TREE</p> <p>Dr K Jethwa 21 Needingworth Road St Ives PE27 5JS</p> | <p>T1 - Hawthorn - Fell because of low amenity value and obstruction of fencing/property management. Six Portuguese Laurel trees to be planted in this area instead. T2 - Hawthorn - Fell because of low amenity value and property management. 21 Needingworth Road St Ives</p> | <p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QV3D2FIKMDA00</p> | |