



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: 22 July 2021

Councillors N Dibben, T Drye, J Tiddy, D Rowe, N Wells, C Smith, J Kerr, S Mokbul, 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 Charter Hall** on **Wednesday 28 July 2021 at 7.00 pm.**

Christine Allison
Deputy Town Clerk

AGENDA

- PL16.00 APOLOGIES FOR ABSENCE**
To receive and note apologies for absence.
- PL17.00 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.
- PL18.00 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.
- PL19.00 MINUTES**
To confirm as a correct record the Minutes of the Meeting of the Planning Committee held on 14 July 2021 (copy herewith).
- PL20.00 PLANNING APPLICATIONS**
To consider the attached list of Planning Applications received (copy herewith).
- PL21.00 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 14 July 2021**

Present:

Chairman: Councillor N Dibben

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

In attendance:

Councillors: S Mokbul, J Kerr

Deputy Clerk: C Allison

Democratic Officer: S Rawlinson

PL10.00 APOLOGIES

Apologies for absence were received from Councillor T Drye (Personal) and from Councillor D Rowe (business commitment).

PL11.00 DECLARATIONS OF INTEREST

Application 21/00432 – All Members – non pecuniary interest as the agent is a tenant of the Town Hall.

Applications 21/01394 and 21/00934 – Councillor Hussain – non pecuniary interest as an acquaintance of the applicants.

Application 21/00934 – Councillor Smith – non pecuniary interest as a neighbour of the applicant.

PL12.00 PUBLIC PARTICIPATION

A resident stated that the Minutes of the Meeting held on 23 June were not an accurate Record and he had raised more than just concerns about the method of operation of the Committee.

He had alleged unlawful actions by the Council, in the light of the High Court judgement requiring all meetings to be face to face from 7 May, in that the Planning Committee continued to conduct business remotely. As a public body the Council was required to make all decisions in a public forum. Residents had been prevented from taking part under Public Participation.

He stated that the Council's authority did not exceed that of High Court rulings and it had broken the Code of Conduct and contravened a directive from the Secretary of State and the terms of the Public Bodies (Admission to Meetings) Act 1960.

He wished to hear what the Council intended to do to uphold these statutory rights. He subsequently enquired of the Deputy Town Clerk whether making decisions and ratifying them without going through the Council was ultra vires.

It was confirmed that, at the meeting on 23 June, the Chairman announced that the advice from CAPALC was that determining applications by delegated authority was not recommended.

The Civic Society of St Ives made the following comments:

Application 21/00934 - The Society believe this application to be unsatisfactory. On the information presented it would provide only substandard living accommodation. However, should it be approved, Conditions should require the accommodation may only be

Chairman's
Initials

used by close family. Furthermore, the proposal as drawn, having an off centre ridge to the roof, to provide for a covered walkway should be redrawn with a centre line ridge to the roof.

Application 21/01379 - This plot occupies an important corner site. Consequently the proposed first floor extension will be very visible. The larger size of this dormer, compared with the original dormers to the fronts of the properties, will clash and with the remainder. A new dormer of similar size would not clash.

Application 21/01394 - The proposed extension will close off the whole of the rear garden from the front. Consequently the Civic Society will be pleased if a Condition requires waste bins to be stored in a Bin Store, positioned as discreetly as possible.

PL13.00 MINUTES

The Minutes of the Meeting held on 23 June would be amended and presented to the next meeting for consideration.

PL14.00 PLANNING APPLICATIONS

Consideration was given to the following applications:

PL14.01 21/00432/FUL

Single storey extension to the rear of the garage
14 Nursery Gardens
St Ives

RECOMMENDATION:

Approval

Appropriate scale of development

PL14.02 21/00934/NMA

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

RECOMMENDATION:

Approval Subject to

Workshop being used solely as a workshop and not as living accommodation

PL14.03 21/01260/FUL

Demolition of existing garage and rear extension, construction of new side extension with additional first floor bedroom
45 Wheatfields
St Ives

RECOMMENDATION:

Approval

Appropriate scale of development for the site

- PL14.04** **21/01298/FUL**
Proposed first floor extension to the side of the property
25 Greengarth
St Ives
- RECOMMENDATION:** **Approval**
Appropriate scale of development
No adverse impact on street scene
- PL14.05** **21/01334/TRCA**
Willow - Fell - Roots causing damage to shed, branches hanging over neighbour's garden, grass won't grow
19 Cootes Meadow
St Ives
- RECOMMENDATION:** **Refusal**
Insufficient information to support removal of the tree. Should this application be approved, a replacement tree should be planted
- PL14.06** **21/01379/EXTDET**
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
- RECOMMENDATION:** **Approval in principle**
Would wish to see new dormer window the same size as existing. It was noted that no first floor plan has been provided.
- PL14.07** **21/01394/FUL**
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
- RECOMMENDATION:** **Refusal**
Overdevelopment
The extension blocks access to the rear garden
Bin store should be provided
- PL14.08** **21/01397/EXTDET**
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
- RECOMMENDATION:** **Approval**
Appropriate scale of development

PL14.09

21/01431/TREE

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**

RECOMMENDATION:

Approval Subject to

Replacements for both trees being provided

PL15.00

DEVELOPMENT MANAGEMENT COMMITTEE

There were no matters relating to St Ives.

Chairman:

Dated: 28 July 2021

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APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
28 July 2021

Application No Applicant/Agent	Proposed Development	Link to HDC website	Comments
21/01351/FUL Target Construction Partners in Planning and Architecture Ltd Suite 2 Clare Hall St Ives Business Park PE27 4WY	Change of use of first floor from Boxing Club (sui generis) to form two 2-bedroom flats (Use Class C3) St Ives Beds Free Church Passage St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QUHR9VIKM4Q00	
21/01467/FUL Tarina Zubair iPlans 204 Baker Street Suite 112 London EN1 3JY	A part single, part two storey side and rear extension to include garage conversion, fenestration changes and relocation of the driveway 48 Constable Road St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QV9M1OIKMH700	
21/01484/FUL Ms Sarah Briggs Rushton Design Consultancy Cabney House 23 King Street Over Cambridge CB24 5PS	Demolition of single storey building at rear of house. Single storey extension to rear of house. Replacement Garage. Replacement windows. Internal alterations. New railings/footpath to front of house 11 Parkside St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QVES1SIKMJU00	

<p>21/01544/NMA</p> <p>Mr Justin Morgan TMV Architects The Repeater Station London Road Normans Cross Peterborough PE7 3TB</p>	<p>Non-material amendment to 20/02201/HHFUL: Change in material from render to timber and change front doors to window.</p> <p>66 Green Leys St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QVMC2TIK0JS00</p>	
<p>21/01573/TRCA</p> <p>Mr Ben Jones Atlas Tree Surgery Ltd 40 Fen End Over CB24 5NE</p>	<p>T 1 - Sycamore. Reduce the height by 6m and the width in all directions by 3m.</p> <p>64 Needingworth Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QVV4W7IKMSD00</p>	
<p>21/80228/COND</p> <p>Mr and Mrs T Ransom Chris Todd Architectural Technologist 33 Somerset Road Histon CB24 9JS</p>	<p>Conditional information for 20/01116/FUL: C3 (materials), C5 (levels)</p> <p>1 Wiggin Hill Old Ramsey Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QVTWL7IKMS300</p>	
<p>21/80239/COND</p> <p>Target Construction Partners in Planning and Architecture Suite 2 Clare Hall St Ives Business Park St Ives PE27 4WY</p>	<p>Conditional Information for 21/00256/FUL: C4 (Details of new rear window and door)</p> <p>2 The Pavement St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QW4GXNIKMWG00</p>	

<p>21/01583/FUL</p> <p>Mr Attif Rabani Mr Richard Biddle 60 Maytrees St Ives PE27 5WZ</p>	<p>Proposed two storey extension to the rear of the property</p> <p>43 Fairfields St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QVVR5RIKMTE00</p>	
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