



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: 5 August 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 11 August 2021 at 7.00 pm.**

Christine Allison
Deputy Town Clerk

AGENDA

- PL22.00 APOLOGIES FOR ABSENCE**
To receive and note apologies for absence.
- PL23.00 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.
- PL24.00 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.
- PL25.00 MINUTES**
To confirm as a correct record the Minutes of the Meetings of the Planning Committee held on 23 June, 14 July and 28 July 2021 (copies herewith).
- PL26.00 PLANNING APPLICATIONS**
To consider the attached list of Planning Applications received (copy herewith).
- PL27.00 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 about the method of operation of the Planning Committee.

He 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

Chairman's
Initials

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.

The Chairman stated that 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. Burstellers 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.

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****PL08.01 Applications determined by delegated authority**

RESOLVED: that the applications determined by delegated authority be ratified.

PL08.02 Planning Applications**PL08.02.01 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).

PL08.02.02 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

PL08.02.03 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

PL08.02.04 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

PL08.02.05 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

PL08.02.06 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's
Initials

Chairman:

Dated: 28 July 2021

**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.

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 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.

Chairman's
Initials

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

Chairman's
Initials

- 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

Chairman's
Initials

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held in the Corn Exchange on Wednesday 28 July 2021**

Present:

Chairman: Councillor N Dibben

Vice Chairman: Councillor D Rowe

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

In attendance:

Deputy Clerk: C Allison

Democratic Officer: S Rawlinson

PL16.00 APOLOGIES

Apologies for absence were received from Councillor T Drye (Personal).

PL17.00 DECLARATIONS OF INTEREST

Application 21/01583 – Councillor P Hussain – non pecuniary interest as an acquaintance of the applicant.

PL18.00 PUBLIC PARTICIPATION

Minutes

A resident stated that the Minutes of the Meeting held on 14 July were still incorrect. There was some discussion about the advice received from CAPALC. The meeting agreed that all references to CAPALC be removed from the Minutes of 23 June and 14 July and that these be presented to the next meeting for consideration.

The Civic Society of St Ives made the following comments:

Application 21/01351 – St Ives Beds - This new application, whilst not mentioning the ground floor, seems to presume the ground floor remaining as commercial lettable space. If so the proposal has more merit than the previous applications. The proposal would gain more merit if some ground floor space was provided for storage to each unit. These spaces to provide for cycle or pram storage.

Application 21/01467 – 48 Constable Road -

Crown roofs are most often used where all side areas slope, i.e. the extent of the flat roof crown is not exposed. This crown will look out of place, especially the widely seen northwest elevation. Furthermore the proposed front elevation, with two new full height windows and an overlarge circular window, will be out of keeping with other houses in the vicinity. The proposed parking arrangement will require cars to reverse onto a corner section of the road, it will be unsafe.

If permission is granted the Society will be pleased if two conditions are included:

- to require the provision of a bin store, or for the bins to be stored to the rear of the property,
- to ensure the room created in the existing garage is occupied by a member of the family.

Application 21/01583 – 43 Fairfields - This property has already been enlarged several times. The new proposal will result in a very large mass of plain brickwork and roof tiles on the eastern elevation. Whilst this will mainly affect the view from residents in Parkway the proposal will also reduce morning sunlight into the adjacent property in Fairfields.

Chairman's
Initials

The Society consider it is overdevelopment. If permission is granted the Society will be pleased if a condition is included to require the provision of a bin store, or for the bins to be stored to the rear of the property.

PL19.00

MINUTES

The Minutes of the Meeting held on 23 June and 14 July would be amended and presented to the next meeting for consideration.

PL20.00

PLANNING APPLICATIONS

Consideration was given to the following applications:

PL20.01

21/01351/FUL

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

RECOMMENDATION:

Approval

Would recommend some cycle and bin storage at ground level if possible

PL20.02

21/01467/FUL

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

RECOMMENDATION:

Refusal

Overdevelopment
The proposed window design would have an unfavourable impact on the street scene
There is no suitable parking
There would be a need for vehicles leaving the property to reverse out onto a corner.

PL20.03

21/01484/FUL

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

RECOMMENDATION:

Approval

Would suggest that the existing rear window arrangement be preserved or any replacement be more in keeping with the original building design and large enough to permit sufficient light

Chairman's
Initials

PL20.04 **21/01544/NMA**
 Non-material amendment to 20/02201/HHFUL: Change in material from render to timber and change front doors to window.
 66 Green Leys
 St Ives

RECOMMENDATION: **Approval**
 The Committee supports the change in material

PL20.05 **21/01573/TRCA**
 T 1 - Sycamore. Reduce the height by 6m and the width in all directions by 3m.
 64 Needingworth Road
 St Ives

RECOMMENDATION: **Refusal**
 Insufficient reason provided for such an extensive Reduction

PL20.06 **21/80228/COND**
 Conditional information for 20/01116/FUL: C3 (materials), C5 (levels)
 1 Wiggin Hill
 Old Ramsey Road
 St Ives

RECOMMENDATION: No further comments on this application

PL20.07 **21/80239/COND**
 Conditional Information for 21/00256/FUL: C4 (Details of new rear window and door)
 2 The Pavement
 St Ives

RECOMMENDATION: No further comments on this application

PL20.08 **21/01583/FUL**
 Proposed two storey extension to the rear of the property
 43 Fairfields
 St Ives

RECOMMENDATION: **Refusal**
 Overdevelopment
 The large expanse of blank brick wall will have an adverse impact on the street scene.

PL21.00 **DEVELOPMENT MANAGEMENT COMMITTEE**
 There were no items relating to St Ives.

Chairman:

Dated: 11 August 2021

Chairman's
 Initials

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
11 August 2021

Application No Applicant/Agent	Proposed Development	Link to website	Comments
20/00285/FUL Abbey Group Number Six Limited Nene Lodge Funthams Lane Whittlesey PE7 2PB	Demolition of existing structures and proposed erection of 94 dwellings together with associated works including a pedestrian boardwalk Demolition of existing structures and proposed erection of 94 dwellings together with associated works including a pedestrian boardwalk Vindis and Sons Ltd Low Road Fenstanton	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q5C9ZG1KJ5300	
CCC/21/088/FUL Envar Composting Ltd St Ives Road Somersham PE28 3BS	Demolition of in-vessel compost buildings/tunnels and ancillary development; construction of a dry anaerobic digestion (AD) facility, pellet fertiliser facility, healthcare waste energy recovery facility, waste transfer station, vehicle re-fuelling station, biomass storage building, surface water storage lagoons, extension to concrete pad and ancillary development including car park. Envar Composting Ltd St Ives Road Somersham	https://planning.cambridgeshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QV5TVB DYLCD00	

<p>21/01190/FUL</p> <p>Mr Lee Skinner 3 Constable Road St Ives PE27 3EP</p>	<p>Conversion of single garage to double garage 3 Constable Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QTEOIYIKODP00</p>	
<p>21/01583/FUL</p> <p>Mr Attif Rabani Richard Biddle 60 Maytrees St Ives PE27 5WZ</p>	<p>Proposed two storey extension to the rear of the property 43 Fairfields St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QVVR5RIKMTE00</p>	
<p>21/01634/TREE</p> <p>Andrew Thomson 3 Rookery Close St Ives PE27 5FX</p>	<p>Mature Ash Tree - Reduce by 15-18 Ft - due to excessive shading 3 Rookery Close St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QWA99JIKN0500</p>	
<p>21/01653/FUL</p> <p>Jen & Hayden Armes Visual Creations Ltd 36 Longstanton Road Over CB24 5PP</p>	<p>Single storey rear extension, garage conversion, front porch and enlarged parking area 12 Kiln Close St Ives</p> <p>[new revised application, Committee approved previous 21/01041 on 23/6)</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QWDNGNIKN1V00</p>	

<p>21/01692/FUL</p> <p>Mr and Mrs Evans Gowler Architectural Grove House 22 Primrose Hill Doddington PE15 0SU</p>	<p>Proposed demolition of existing single storey extension and construct new single storey extension</p> <p>6 Alabama Way St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QWVNJ84IKFGQ00</p>	
<p>21/80246/COND</p> <p>Mr Jonathan Fish Ensen Design 52 Minster Road Royston SG8 5EW</p>	<p>Conditional information for 20/00038/FULTDC: C3 (materials), C4 (landscape), C5 (bins), C6 (bio), C7 (Accessible and adaptable), C8 (water efficiency), C9 (Highway access) & C12 (obscure)</p> <p>Land NE of 7 California Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QWAIZWIK0JS00</p>	
<p>21/80252/COND</p> <p>Mr John Whetstone Sisco Architecture Ltd 18 The Broadway St Ives PE27 5BN</p>	<p>Conditional Information for 20/02391/FUL: C3 (Materials and details of further works), C4 (Materials and details of works for retail)</p> <p>9 The Broadway St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QWJWJIIKN4V00</p>	