



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: 21 October 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 **Town Hall** on **Wednesday 27 October 2021 at 7.00 pm.**

Nicci Sewell
LOCUM TOWN CLERK

AGENDA

PL49.00 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

PL50.00 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.

PL51.00 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.

PL52.00 MINUTES

To confirm as a correct record the Minutes of the Planning Committees held on 22 September and 13 October 2021 (copies herewith).

PL53.00 DRAFT LANDSCAPE AND TOWNSCAPE SUPPLEMENTARY PLANNING DOCUMENT

To give consideration to the above consultation (copy herewith). View at <https://consult.huntingdonshire.gov.uk/kse/event/36533>

PL54.00 SIGNAGE ON A1198

To discuss the reinstatement of town signage on the A1198 (old A14).

PL55.00 PLANNING APPLICATIONS

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

PL56.00 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 Town Hall on Wednesday 22 September 2021**

Present:

Chairman: Councillor N Dibben

Councillors: N Wells, J Kerr, S Mokbul, J Tiddy

In attendance:

Deputy Clerk: C Allison

Admin Assistant: E Egginton

PL37.00 APOLOGIES

Apologies for absence were received from Councillor T Drye and P Hussain (Personal), C Smith and D Rowe (business commitment).

PL38.00 DECLARATIONS OF INTEREST

Application 21/2022/FUL– Councillor J Kerr – non pecuniary as an acquaintance of applicant.
Application 21/01368/FUL – Councillor N Wells – non pecuniary as acquaintance of the architect.

PL39.00 PUBLIC PARTICIPATION

The Civic Society of St Ives made the following comments:

21/01928/FUL – 9 Hill Rise - The proposed further development of this site, to both sides of the property will result in a very developed plot, quite out of keeping with the area. The Society consider it to be overdevelopment.

21/02039/FUL – 3 Paragon Road - This application is similar to an adjacent property's porch extension

21/02041/S73 – New Bridges - Whilst, in the short term we regret the delay in the works we welcome the care and attention being given to this important work.

21/02022/FUL – 27 Robbs Walk - This property is located close to the entrance to the close. Consequently it is one of the properties setting the style of the development. A development where the architect close to use small windows with added fenestration, all finished in brown. The application seeks to change the window finish to white throughout the front of the property. Furthermore, the proposed new window is overlarge and of keeping with the existing windows in the property and elsewhere in the development.

Whilst the loss of garage parking is always regretted we accept that it is common to seek the extra dwelling space. The Society's view is the fenestration colour should remain in keeping with the other properties, i.e. brown and any new/replacement windows should maintain the style of the development.

PL40.00 MINUTES

RESOLVED: that the Minutes of the Meeting held on 8 September be agreed as a correct record and signed by the Chairman.

Chairman's
Initials

PL41.00**PLANNING APPLICATIONS**

Consideration was given to the following applications:

PL41.01**21/01368/FUL**

2 storey extension to existing dwelling to form self contained annex for ageing relations

1 Green End Barns

St Ives

RECOMMENDATION:**Approval**

Extension is similar to previously approved scheme
Subject to

This not being used as a separate dwelling and would be an extension of the existing dwelling as previously approved scheme.

PL41.02**21/01915/FUL**

New garden room to the rear of the property

19 Marlborough Close

St Ives

RECOMMENDATION:

Recommendations were given on 8 September
(PL 38.12)

PL41.03**21/01928/FUL**

Proposed extensions of kitchen family room & garages to ground floor and ensuite/dressing room to first floor

9 Hill Rise

St Ives

RECOMMENDATION:

Recommendations were given on 8 September
(PL 38.14)

PL41.04**21/01971/CWC****21/01972/CWC**

Confirmation of discharged conditions of 17/00589/REM and 17/02325/FUL

Land at former Golf Course

Houghton Road

St Ives

RESOLVED:

The discharged conditions were noted and received.

PL41.05**21/01980/CLPD**

Roof rear dormer extension

24 Oak Tree Close

St Ives

RECOMMENDATION:**Approval**

No further comments about the application

PL41.06**21/02005/FUL**

Proposed two storey extension, replacing existing single storey extension and garage

82 Burstellars

St Ives

- RECOMMENDATION:** **Approval**
Appropriate scale of development, details on parking need to be provided.
- PL41.07** **21/02007/TRCA**
Holly Tree (x) Reduce and shape, removing up to 2 metres from height
16 Parkside
St Ives
- RECOMMENDATION:** **Approval**
Existing tree is overhanging and blocking footpath.
- PL41.08** **21/02016/FUL**
First floor extension above the garage
34 West Leys
St Ives
- RECOMMENDATION:** **Approval**
Appropriate scale of development
No adverse impact on street scene
- PL41.09** **21/02039/FUL**
Erection of a porch
3 Paragon Road
St Ives
- RECOMMENDATION:** **Approval**
Appropriate scale of development
No adverse impact on street scene, similar size to adjacent buildings.
- PL41.10** **21/02041/S73**
Variation of conditions C3 (Site Meetings), C4 (Samples), C5 (Unscheduled Works), C6 (No Power Tools) to 20/00880/LBC to amend the existing construction drawings to outline the new areas of full width repair and include new construction drawing which highlights specific areas of stringcourse that need like-for-like replacement.
New Bridge
London Road
St Ives
- RECOMMENDATION:** **Approval**
Welcomed the level of detail provided.
- PL41.11** **21/02050/TRCA**
T1 White Willow - reduce by circa 5 metres to re-pollard at historic pollard points. Works to maintain size of tree, it has been historically pollarded every 4 - 5 years.
16 Enderby's Wharf
London Road
St Ives
- RECOMMENDATION:** **Approval**
Agree works with the appropriate tree officer.

PL41.12

21/2022/FUL

The conversion of an existing residential garage and minor alterations to the existing property

27 Robbs Walk

St Ives

RECOMMENDATION:

Approval subject to

That the new window should match the style and width of the existing windows above it on the property.

PL41.13

21/02092/FUL

Proposed single storey rear extension to domestic dwelling

55 High Leys

St Ives

RECOMMENDATION:

Approval

Appropriate scale of development

No adverse impact on street scene

PL42.00

DEVELOPMENT MANAGEMENT COMMITTEE

No items relating to St Ives.

Chairman:

Dated: 27 October 2021

Chairman's
Initials

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held in the Town Hall on Wednesday 13 October 2021**

Present:

Chairman: Councillor N Dibben

Councillors: S Mokbul, P Hussain, N Wells, C Smith

In attendance:

Locum Clerk: N Sewell

Democratic Officer: S Rawlinson

PL43.00 APOLOGIES

Apologies for absence were received from Councillors D Rowe, J Kerr, T Drye and J Tiddy (all Personal).

PL44.00 DECLARATIONS OF INTEREST

Applications 21/01583 and 21/02077 - Councillor P Hussain – non pecuniary interest as an acquaintance of the applicants.

Application 21/02114 – Councillor N Wells – non pecuniary interest as an acquaintance of the owners.

PL45.00 PUBLIC PARTICIPATION

Application 21/01782 – A neighbour of the applicant spoke in favour of the application stating that the extension was very important to the family who had a member in poor health who would require facilities to aid with disability.

[Councillor C Smith joined the Meeting]

PL46.00 MINUTES

RESOLVED: that the Minutes of the Meeting held on 22 September be amended to show that Councillor Wells' declaration on Application 21/01368/FUL was as an acquaintance of the architect and not the agent. The amended minutes would be presented to the next meeting.

PL47.00 PLANNING APPLICATIONS

Consideration was given to the following applications:

PL47.01 21/00885/FUL

Change of use and associated alterations to the former St Ives Golf Course clubhouse, neighbouring house and landscape, to provide a specialist SEN educational facility for pupils aged 11-18 years (F.2(c) and C3 to F1). Alterations to fenestration. Formalised car parking and landscape layout including MUGA. New proposed palisade fencing to the perimeters of the site

Fairway Cottage

Westwood Road

St Ives

RECOMMENDATION: No additional comments to make.

Chairman's
Initials

- PL47.02** **21/01583/FUL**
Proposed two storey extension to the rear of the property
43 Fairfields
St Ives
- RECOMMENDATION:** **Approval**
Appropriate scale of development
The reduction in size of this extension is welcomed.
[Removal of the previous plans from the website made determination difficult. This matter will be raised with DM Admin directly]
- PL47.03** **21/01782/FUL**
Single storey side extension
28 Tennyson Avenue
St Ives
- RECOMMENDATION:** **Approval**
Appropriate scale of development for the site
Acceptable impact on street scene
The Committee welcomes such adaptations which, it is understood, will benefit a disabled person.
- PL47.04** **21/01945/S73**
Variation of Condition 2 (Approved Plans) of application 20/00773/HHFUL
3 Bridge Terrace
London Road
St Ives
- RECOMMENDATION:** **Approval**
The reduction in the scale of the extension is noted
- PL47.05** **21/02077/FUL**
Single storey rear extension
13 Fairfields Crescent
St Ives
- RECOMMENDATION:** **Approval**
Appropriate scale of development
No adverse impact on street scene
- PL47.06** **21/02114/FUL**
Proposed garage to be sited on existing parking area |
The Merchant House
Ramsey Road
St Ives
- RECOMMENDATION:** **Approval**
Appropriate use for the site
Acceptable development in conservation area.

PL47.07 **21/02119/FUL**
Removal of rear conservatory and replace with a single storey pitched roof extension, linking to an existing extension, replace garage door with a window to create a gym
16 Tamar Close
St Ives

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

PL47.08 **21/02141/FUL**
Extension to existing glass lobby area to form WC and utility room and internal renovation
8 Clare Court
St Ives

RECOMMENDATION: **Approval**
Although of a distinct architectural style, the alterations are considered in keeping with the original intent.

PL47.09 **21/02143/TREE**
T1 - Horse Chestnut Tree - Remove due to large amounts of sharp conkers landing in garden posing health and safety risk to children living in the property. Replant a new tree in its place.
19 Wilson Way
St Ives

RECOMMENDATION: **Refusal**
Not a valid reason for removal
Trimming of the tree, on the advice of the Arboricultural Officer, would be acceptable

PL47.10 **21/02181/FUL**
Rear and side extensions
122 Burstellers
St Ives

RECOMMENDATION: **Approval**
Appropriate scale of development
Similar to other extensions in the area

PL48.00 **DEVELOPMENT MANAGEMENT COMMITTEE**
No items relating to St Ives.

Chairman:

Dated: 27 October 2021

Chairman's
Initials

Huntingdon District Council is seeking your views on a draft Landscape and Townscape Supplementary Planning Document (SPD) which is intended as a replacement for the current Huntingdonshire Landscape and Townscape Assessment SPD adopted in 2007.

The new Landscape and Townscape SPD has been produced as an aid to guide the preparation and consideration of planning applications to enhance the quality of new development within Huntingdonshire. It also provides a methodology for neighbourhood planning groups to produce their own landscape and townscape assessments to support policies within neighbourhood plans.

As the document is lengthy, chapters of the draft SPD are available to download from the '**Supporting files**' box to the left as well as the complete document. The accompanying map user guide can also be downloaded from the '**Supporting files**' box.

The consultation period runs from 15 October to 11:59pm on 10 December 2021

A copy of the draft document is available for inspection at Pathfinder House, St Mary's Street, Huntingdon, PE29 3TN - by appointment only between the hours of 8.45am to 5pm Monday to Thursday and 8.45am to 4.30pm on Friday.

If you are struggling to view any documentation electronically and wish to inspect copies at Pathfinder House please contact the Local Plans team via local.plan@huntingdonshire.gov.uk

Please select the following link to view this event:

<https://consult.huntingdonshire.gov.uk/kse/event/36533>

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
27 October 2021

Application No Applicant/Agent	Proposed Development	Link to website	Comments
21/02079/S73 Stay New Homes DLA Town Planning 5 The Gavel Centre Porter's Wood St Albans AL3 6PQ	Variation of condition C2 (Plans) for 19/02280/FUL to amend approved plans to all for amended house types B1 and C1 Land north of The How Houghton Road St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QZ9CTJIKGLG00	
21/02203/TRCA Jonathan Renfrew Knight Cambridge Trees Ltd 34A St Ann's Lane Godmanchester PE29 2JE	T1 Bay Laurel - Reduce height by 1.5m. T2 Lime - Reduce laterally to clear neighbouring property by 2m. T3 Yew - Reduce laterally to clear neighbouring property by 1m. T4 Yew - Reduce laterally to clear neighbouring property by 1m. G1 (2 x Yew, 1 x Box Maple, 1 x Cherry Plum, 1 x Holly) - Crown lift to 3m over St George's Yard footpath to clear neighbouring building. T5 Elder: fell and treat stump to enable fence / wall repair. 1 The Waits St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QZZFOUIKGY300	

<p>21/02216/FUL</p> <p>Mr and Mrs Winter JPT Design Consultants Ltd The Studio 23 Halifax Road Upper Cambourne CB23 6AX</p>	<p>Garage conversion with extension to the side to adjoin the house</p> <p>3 Devon Close St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R03LU7IKGZT00</p>	
<p>21/02220/TRCA</p> <p>Anne Wadsworth AS Arboriculture 2 Langley Way Hemingford Grey PE28 9DB</p>	<p>Sycamore - sectional fell to ground level. We are proposing the following works due to the tree having a rot hole at 6ft where pollarded previously, which is making the tree weak and unsafe</p> <p>9 Park Avenue St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R055A7IKH0B00</p>	
<p>21/02234/FUL</p> <p>Mr and Mrs Yianni Partners in Planning and Architecture Suite 2 Clare Hall St Ives Business Park St Ives PE27 4WY</p>	<p>Single storey rear extension</p> <p>39 Constable Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R075IVIKH1P00</p>	

<p>21/02244/FUL</p> <p>Mr Marc Hartley MT Architecture Ltd 7 Ream Close Eynesbury St Neots PE19 2HE</p>	<p>Proposed two storey side extension 11 Broom Way St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R0907TIKH2T00</p>	
<p>21/02264/PIAPA</p> <p>Mrs Riva Elliot Mrs Amanda Latimer 6 Church Lane Hemingford Grey PE28 9DE</p>	<p>Conversion of existing building, use class E(g)(i), to 4 no dwellinghouses. Each dwellinghouse to have individual, private street access. Each dwellinghouse to have 1/2 bedrooms, open plan living/kitchen area, storage and bathroom. External fabric of existing building to be modified in order to provide natural lighting, ventilation and door access to street. All habitable rooms to have natural light through windows on to Free Church Passage, together with roof lights at first floor level. Only bathrooms and storage areas rely solely on artificial lighting 7 Free Church Passage St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=ROAUXMIK0FS00</p>	

<p>21/02280/TRCA</p> <p>St Ives Town Council Eden Tree Specialists Ltd 10 Queen Alexandra Road Bedford MK41 9SE</p>	<p>44 - Ash - remove stem leaning low over path 45 - Ash - remove stem leaning low over path 48 - London Plane - Remove 67 - White Poplar - Remove one low limb over Ramsey Road 69 - White Poplar - Raise crown to 3.5ms over footpath and cut back to kerb edge to ensure pedestrian and vehicular clearance 52 - Norway Maple - Remove broken limb 53 - White Poplar - Reduce crown by 50% and remove deadwood to prevent failure of large limbs over play area 57 - Willow - Remove 58 - White Poplar - Reduce crown by 50% to prevent failure of large limbs over Ramsey Road 61 - London Plane - Crown raise to 3ms all round and prune back to kerb edge 62 - Hawthorn - Remove 64 - Horse Chestnut - Remove 65 - White Poplar - Reduce long lateral limbs over road by 3ms and reduce height by 5ms and remove deadwood 66 - Raywood Ash - Remove broken lodged limbs; reduce over extended limbs by up to 3ms to alleviate end weight and minimise failure</p> <p>Slepe Hall Field Ramsey Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R0I3Y4IKH6B00</p>	
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<p>21/02281/TRCA</p> <p>St Ives Town Council Eden Tree Specialists Ltd 10 Queen Alexandra Road Bedford MK41 9SE</p>	<p>618a – Willow – Re-pollard</p> <p>Churchyard Wall St Ives Parish Church Church Street St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R0I3YBIKH6D00</p>	
<p>21/80333/COND</p> <p>The Homeowner PJ Townsend Associates 12 Hill Rise St Ives PE27 6SP</p>	<p>Conditional Information for 21/00648/HHFUL: C3 (Manufacturer Details of Decking)</p> <p>The Boathouse 19 The Broadway St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=ROWPWHIKOFS00</p>	