



St Ives Town Council

Twinned with Stadtallendorf

Town Clerk: Alison Benfield BA (Hons) FSLCC

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Issued: 4 November 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** on **Wednesday 10 November 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 Committee held on 27 October 2021 (copy herewith).

PL53.00 PLANNING APPLICATIONS

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

PL54.00 DEVELOPMENT MANAGEMENT COMMITTEE
To receive information (if any) relating to St Ives.

COVID INFORMATION

*All of our meetings are conducted following Covid guidelines.
To view our policy please visit www.stivestowncouncil.gov.uk*

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held in the Town Hall on Wednesday 27 October 2021**

Present:

Chairman: Councillor N Dibben

Councillors: J Tiddy, S Mokbul, C Smith, P Hussain (ex officio)

In attendance:

Deputy Clerk: C Allison

Democratic Officer: S Rawlinson

PL49.00 APOLOGIES

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

PL50.00 DECLARATIONS OF INTEREST

Applications 21/02280 and 21/02281 – Pecuniary interest as the Council is the applicant. Members would not discuss or make any recommendation on these applications.

Application 21/02216 – It was noted that members were no longer required to make a declaration on submissions by this agent as he was no longer a tenant of the Town Hall.

Application 21/80333/COND – All Members – non pecuniary interest as acquaintances of the agent.

PL51.00 PUBLIC PARTICIPATION

None.

PL52.00 MINUTES

RESOLVED: that the amended minutes of the meeting held on 22 September and those of the meeting held on 13 October 2021 be agreed as a correct record and signed by the Chairman.

PL53.00 DRAFT LANDSCAPE AND TOWNSCAPE SUPPLEMENTARY PLANNING DOCUMENT

Members were in receipt of information on an HDC consultation on the above supplementary planning document.

The document, once finalised, would form part of the planning regulations and would be useful to members when giving consideration to planning applications as it described the character of separate areas of St Ives.

RESOLVED: that discussion be deferred until the meeting on 24 November.

[Councillor C Smith joined the Meeting]

PL54.00 SIGNAGE ON A1198

Concerns were raised at Council that there was little, or very poor signage, on several stretches of major roadways resulting in visitors being unable to find the town.

Chairman's
Initials

There was a sign on the A1 southbound directing motorists towards the old A14 and on the A14 from the west leading to the A1198 there was one sign to the sliproad. Beyond that there were no further signs.

Signs were needed on the slip road (A1298, J3) and on the A1307. Also on the roundabout and back onto the old A14 (A1307) from Godmanchester.

It was noted that on the A14 from Cambridge that many motorists turn off at the Swavesey junction and arrive in Brampton better signage was needed at the Swavesey junction on the roundabout.

RESOLVED: that a letter be sent to the County Council and Highways England requesting signage improvements and a co-ordinated response from both authorities on the matter.

PL55.00

PLANNING APPLICATIONS

Consideration was given to the following applications:

PL55.01

21/02079/S73

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

RECOMMENDATION:

Approval

The Committee welcomes the reduction in housing.

The newly available space might make it easier to provide a footpath between that development and The Spires and consideration of this would be appreciated

PL55.02

21/02203/TRCA

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

RECOMMENDATION:

Approval

Subject to the approval of the Arboricultural Officer.

PL55.03

21/02216/FUL

Garage conversion with extension to the side to adjoin the house

3 Devon Close

St Ives

RECOMMENDATION: **Approval**
 Appropriate development for the site
 Minimum impact on street scene

PL55.04**21/02220/TRCA**

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

9 Park Avenue
St Ives

RECOMMENDATION: **Approval**
 The Committee would request that a suitable replacement tree be planted.

PL55.05**21/02234/FUL**

Single storey rear extension

39 Constable Road
St Ives

RECOMMENDATION: **Approval**
 Appropriate scale of development
 Minimum impact on street scene

PL55.06**21/02244/FUL**

Proposed two storey side extension

11 Broom Way
St Ives

RECOMMENDATION: **Approval Subject to**
 The new windows matching existing in order to fit better with the street scene.

PL55.07**21/02264/PIAPA**

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

RECOMMENDATION: **Approval Subject to**
 Clarification on bin storage which appears narrow and may not allow access to multiple bins.
 Would like to see cycle storage included
 There should be some biodiversity gain, ie swift or house martin boxes where appropriate

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PL55.08**21/02280/TRCA**

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

Slepe Hall Field**Ramsey Road****St Ives****RECOMMENDATION:**

No comment as the Council is the applicant.

PL55.09**21/02281/TRCA**

618a – Willow – Re-pollard

Churchyard Wall**St Ives Parish Church****Church Street****St Ives****RECOMMENDATION:**

No comment as the Council is the applicant.

PL55.10**21/80333/COND**

Conditional Information for 21/00648/HHFUL: C3 (Manufacturer Details of Decking)

The Boathouse**19 The Broadway****St Ives****RECOMMENDATION:**

The Committee has no objection to the materials proposed.

PL56.00**DEVELOPMENT MANAGEMENT COMMITTEE**

No meetings scheduled until 22 November.

Chairman:

Dated: 10 November 2021

Chairman's
Initials

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
10 November 2021

Application No Applicant/Agent	Proposed Development	Link to website	Comments
21/02091/FUL Mrs Pam Manning Russell Payne Read House High Street Warboys PE28 2TB	Proposed single storey side extension 6 The Wilderness St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QZDD1RIK0JX00	
21/02265/FUL Mr and Mrs P Badwell Greg Saberton Design Tom's Hole Barn Branch Bank Prickwillow Ely CB7 4UR	Single storey rear extension 7 Manchester Way St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R0AX9MIK0FS00	
21/02288/TRCA Anne Wadsworth AS Arboricultural 2 Langley Way Hemingford Grey PE28 9DB	T1 Maple – sectional fell to ground level 9 Park Avenue St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R0JNJ51KH7100	

<p>21/02289/TRCA</p> <p>Geoffrey Mullis AS Arboriculture 2 Langley Way Hemingford Grey PE28 9DB</p>	<p>Atlantic Cedar – Section fell to ground level 5 The Drive St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R0JNJTIKH7300</p>	
<p>21/02298/FUL</p> <p>Tony Tickner Tom Foggin RH Partnership Architects 94 Chesterton Road Cambridge CB4 1ER</p>	<p>Erection of a new warehouse extension on concrete yard to 26 Burrel Road. Demolition of north facing warehouse canopy and external ramp and steps 26 Burrel Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R0K9TEIKH8100</p>	
<p>21/02310/FUL</p> <p>Mr Attif Rabani Richard Biddle 60 Maytrees St Ives PE27 5WZ</p>	<p>Proposed two storey extension to the side of the property, to replace existing extension. Single storey extension to the rear of the property. 19 St Audrey Lane St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=ROM4HDIKH9A00</p>	
<p>21/02315/FUL</p> <p>Mr Stephen Smith Rossin Associates Ltd 2B New Road St Ives PE27 5BG</p>	<p>Proposed garage extension and roof space over for storage/home office 18 Tenterleas St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=RONLZTIKOF500</p>	

<p>21/02387/FUL</p> <p>Mr Adu Bonsra JPT Design Consultants Ltd The Studio 23 Halifax Road Upper Cambourne CB23 6AX</p>	<p>Part first floor side extension, part single storey rear extension and garage conversion</p> <p>30 Westbury Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R1841V1KHHU00</p>	
<p>21/80335/COND</p> <p>Mr Michael Sandford Glasshouse 27 Chapel Lane Letty Green SG14 2PA</p>	<p>Conditional Information for 19/02280/FUL: C3 (CEMP), C4 (pre commencement site meeting (Trees)), C5 (TPP), C7 (Levels), C8 (SWD), C9 (Land Contamination Assessment), C10 (Facilitation Tree Works), C11 (Access Drainage), C13 (Permanent Hard Surfacing within Root Pro), C14 (Details of pedestrian step off points), C15 (Services Installation), C16 (Details of pedestrian step off points)</p> <p>The How Houghton Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R0Z34B1KHEV00</p>	