



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: 18 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 **Town Hall** on **Wednesday 24 November 2021 at 7.00 pm.**

Nicci Sewell
LOCUM TOWN CLERK

AGENDA

PL55.00 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

PL56.00 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.

PL57.00 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.

PL58.00 MINUTES

To confirm as a correct record the Minutes of the Planning Committee held on 10 November 2021 (copy herewith).

PL59.00 PROPOSALS FOR CANOE BUSINESS ON THE QUAY

To consider request from canoe operator to run a business from The Quay (copy herewith) *[request also to be discussed later by the Amenities Committee]*.

- PL60.00 DRAFT LANDSCAPE AND TOWNSCAPE SUPPLEMENTARY PLANNING DOCUMENT**
To give consideration to the above consultation (copy herewith [*deferred from meeting 27 Octobe*]). View at <https://consult.huntingdonshire.gov.uk/kse/event/36533>
- PL61.00 PLANNING APPLICATIONS**
To consider the attached list of Planning Applications received (copy herewith).
- PL62.00 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 Corn Exchange on Wednesday 10 November 2021**

Present:

Chairman: Councillor N Dibben

Councillors: N Wells, T Drye, J Tiddy, J Kerr, S Mokbul, P Hussain (ex officio)

In attendance:

Locum Clerk: N Sewell

Democratic Officer: S Rawlinson

PL57.00 APOLOGIES

Apologies for absence were received from Councillors D Rowe and C Smith (both work commitments).

PL58.00 DECLARATIONS OF INTEREST

Application 21/02310/FUL – Councillor P Hussain – non pecuniary interest as an acquaintance of the applicant.

Application 21/02289/TRCA – Councillor S Mokbul – non pecuniary interest as an acquaintance of the applicant.

PL59.00 PUBLIC PARTICIPATION

None.

PL60.00 MINUTES

RESOLVED: that the Minutes of the Meeting held on 27 October 2021 are confirmed as a correct record and signed by the Chairman.

PL61.00 PLANNING APPLICATIONS

Consideration was given to the following applications:

PL61.01 21/02091/FUL

Proposed single storey side extension

6 The Wilderness

St Ives

RECOMMENDATION:

Approval

Appropriate scale of development

No adverse impact on street scene

PL61.02 21/02265/FUL

Single storey rear extension

7 Manchester Way

St Ives

RECOMMENDATION:

Approval

Appropriate scale of development

No adverse impact on street scene

Chairman's
Initials

- PL61.03** **21/02288/TRCA**
T1 Maple – sectional fell to ground level
9 Park Avenue
St Ives
- RECOMMENDATION:** **Approval**
Would wish to see a replacement tree planted.
- PL61.04** **21/02289/TRCA**
Atlantic Cedar – Section fell to ground level
5 The Drive
St Ives
- RECOMMENDATION:** **Approval**
Would wish to see a replacement tree planted.
- PL61.05** **21/02298/FUL**
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
- RECOMMENDATION:** **Approval**
Subject to further information:
On Lorry tracking to confirm ease of access and egress
On External lighting which, because of the height of the development, should not cast light over trees into residential areas
Confirmation that the reduction in car parking space will not create problems
- PL61.06** **21/02310/FUL**
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
- RECOMMENDATION:** **Approval**
Appropriate scale of development
Acceptable impact on street scene
- PL61.07** **21/02315/FUL**
Proposed garage extension and roof space over for storage/home office
18 Tenterleas
St Ives
- RECOMMENDATION:** **Approval**
Appropriate scale of development
No adverse impact on street scene
The Committee welcomes the applicant's intention to use materials to match the existing.

PL61.08 21/02387/FUL

Part first floor side extension, part single storey rear extension and garage conversion

30 Westbury Road

St Ives

RECOMMENDATION:

Approval

Appropriate scale of development

Similar to another extension nearby.

PL61.09 21/80335/COND

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)

The How

Houghton Road

St Ives

RECOMMENDATION:

No further comment on this application.

PL62.00 DEVELOPMENT MANAGEMENT COMMITTEE

No meeting scheduled until 22 November.

Millside Canoe Hire

To. The St Ives Town Council

10th November 2021

Proposal: Canoe Hire at the Quayside St Ives.

I'm looking for confirmation and support from St Ives Town council that will allow me to operate my existing canoe hire business from a pontoon situated alongside the quayside in St Ives from March 2022.

The footprint of the pontoon will match the current one used by the electric boat company and will compliment his business and attract a different sort of customer base in larger numbers which will be of great benefit to local retail and food outlets in the area.

I have previously had conversations with a number of local establishments as well as local residents regarding the potential to operate a canoe hire business from this location, all very much supportive and confirming to me that such a business would be welcome and bring a much needed community activity for local residents to enjoy, and be an activity that visiting tourists would participate in and associate with St Ives in future years.

My canoe and kayak hire business has been in operation for the past 5 years and has built up a loyal following of regular customers, some already from St Ives and others from further a field, customers coming from London for the day, and I'd say most major towns and counties within a 50 mile radius of Godmanchester, where I currently operate from. Operating on weekends only as I've a full time job, in 2021 I've had 2000 hires, consisting of family groups, couples and group bookings.

Please when you can take a look at my facebook and Instagram pages, website and google reviews, all of which need updating to reflect any new opportunity for 2022 and new operating processes which will be implemented next year.

Please also see attached three personal references.

I've had confirmation from HDC, the Environment Agency and CCC highways that they have no issue with me operating my business from the quay in St Ives, and all have advised going through St Ives TC which is what I'm doing.

I'm applying at this particular time as the electric boat business is being sold as a going concern and it seems appropriate to discuss with the council the granting of permission to run my canoe hire

business in St Ives, I'm presuming the new EBC operator will be modifying and updating their pontoon as it's showing signs of wear and tear.

Currently there are only 3 access points to the river along the quayside, near the bridge, central steps, and where the electric boat business is situated.

Purely based on logistics, aesthetics, and practicality, being next to the EBC makes sense as we are both out of view of the lovely photogenic bridge, I would be minimising any impact on boats that wish to moor up...I'm happy to attend a site meeting with council members.

Narrow boats are 12.5m long, my pontoon will be 3m deep by 7m long to accommodate my equipment, canoes and a safe launching area for my customers.(matching the area currently used by the EBC) The space from the EBC location to the central steps is approximately 50m, enough space for the EBC, my canoe business and two narrow boats to moor up if required.

The difference to 2 people on a narrow boat taking up that space all day and my business taking up that space, they will eat on the boat and spend as little money as possible, in the course of a busy hire day I will have hundreds of people, mainly families and couples and groups spending money on food and drink in St Ives establishments, 7 days a week for a minimum of 6 months.

Indeed I want to employ local people to help me run the business as a long term project, I want to offer promotions with local business getting involved, I want to offer local community groups the opportunity to use my canoes, I'd like the business to change and evolve over time to be part of the St Ives community, the Godmanchester community see the current canoe hire business as theirs, year after year happy to see me return and pass comment as such.

For me it's not just about a commercial enterprise, my enjoyment comes from the ability to provide my customers the opportunity to spend quality family time on the river in a safe environment, returning happy from their time on the river and commenting on their experience and future recommendations to their family and friends.

I'm fully insured with public liability cover and third party damage cover. My canoes and equipment are cleaned and checked regularly, and updated if required.

I don't accept anyone under 18 without an adult in tow, no groups of lads with cans of beer, anyone under the influence of drugs or alcohol, if they don't look right they don't paddle.

Safety for my customers is paramount, I provide pre-hire safety briefings, my customers leave me with buoyancy aids on, and I tell them how to enjoy the river whilst respecting other river users.

As I see it there are two location options to consider where I can safely operate from on the quayside: PLEASE SEE ATTACHED DIAGRAMS AND PHOTO'S FOR GUIDANCE.

Option 1. The best option.(The EBC would need to move slightly to accommodate access asap)

Access the river where the EBC is situated, this will initially prove difficult because access is restricted due to how the EBC pontoon is set up, the EBC would need to move slightly and reconfigure access to his pontoon, at the moment no one can access the river or leave the river at this point as they have a boom across the water and a draw bridge blocking access to the river, as I understand it this is a public access point and should be kept clear, even when in use by others.

My proposal at this point would be to run a 1m wide pontoon pathway behind the EBC pontoon along the quay wall so I can access my pontoon, hence sharing the access to the river with the EBC and normal river users.

My customers would use this path pontoon to access and leave my pontoon safely.

See diagram 1

Option 2.

Access from the central steps to my pontoon.

See diagram 2.

Option 3.

I would take advice and suggestions from the council. I would consider working from the central step area to speed implementation in the first year or near the bridge steps, happy to move the pontoon to accommodate the council and other boat users if any site deems impracticable after the first season.

In both Option 1+2 my canoes will be stored on the pontoon and on private land locally. During the winter all my equipment will be removed as not to cause an obstruction to floating debris.

My pontoon is a floating structure that can be removed at anytime...indeed if it is affected by severe weather it will be removed to a safe location.

It will be connected to the river bed by traditional pole methods and for added safety and security I'd like it to be connected to the quayside walls via professional fixings, or using existing wall attachments.

Both methods will allow the pontoon rise and fall with the varying river levels.

As Ive mentioned previously I'm looking for a long term established business opportunity that will enhance all the local facilities offered locally and help bring in much needed local and regional tourism and really get people out enjoying the river and local area, something which is not currently being afforded the local residents.

For me to start operating by March 2022 and to meet pontoon and new canoe availability I would like an indication either way from the council as soon as possible.

Again to facilitate my pontoon construction and aid set up the EBC owners would need to be contacted asap and advised of the potential new business and asked to modify their pontoon set up.

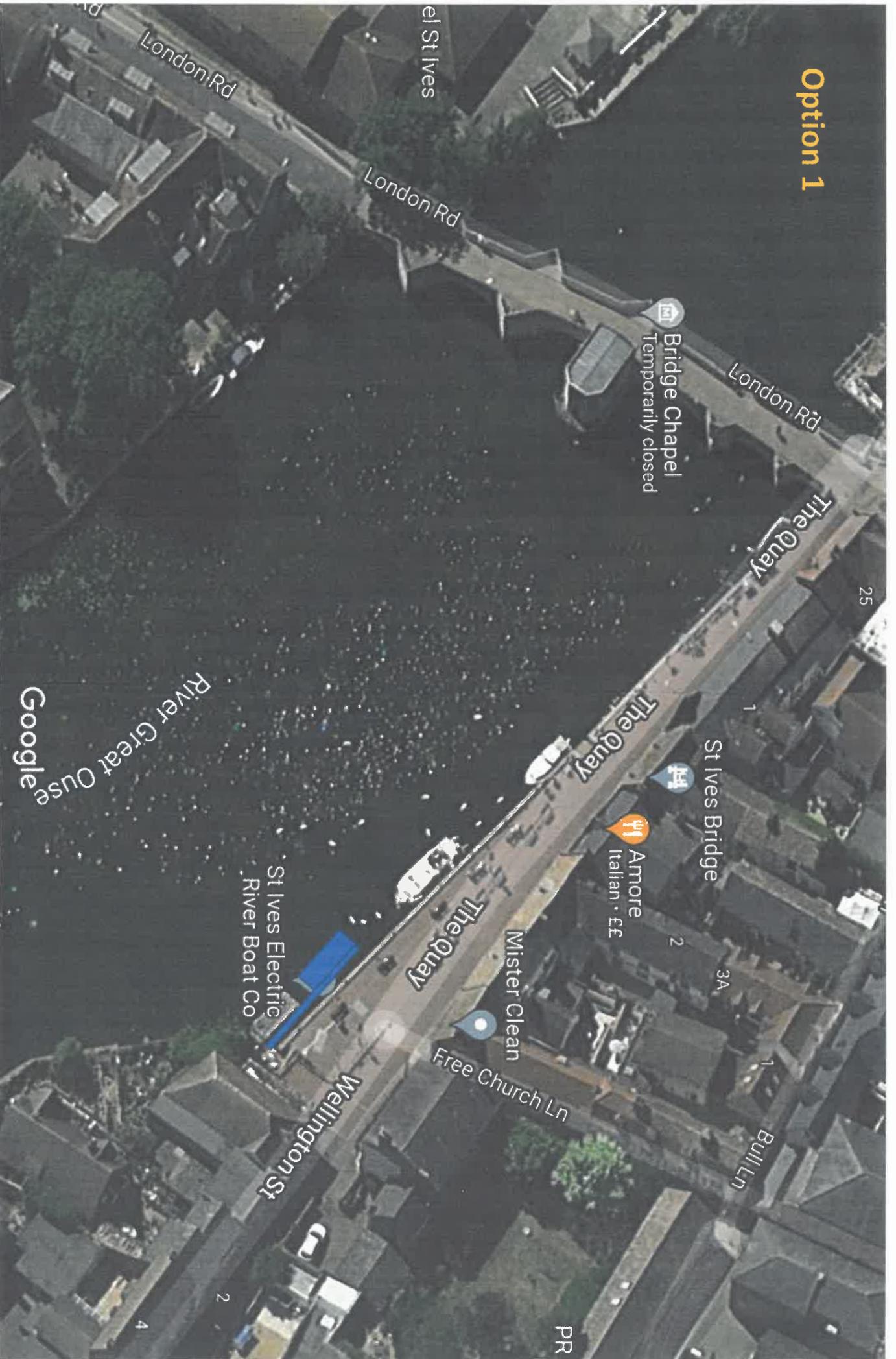
I'm happy to provide as much information as I can as quickly as possible to facilitate this.

It would be great to have a singular contact within the council who could collate all the information you require and answer any questions I may have...

Best regards

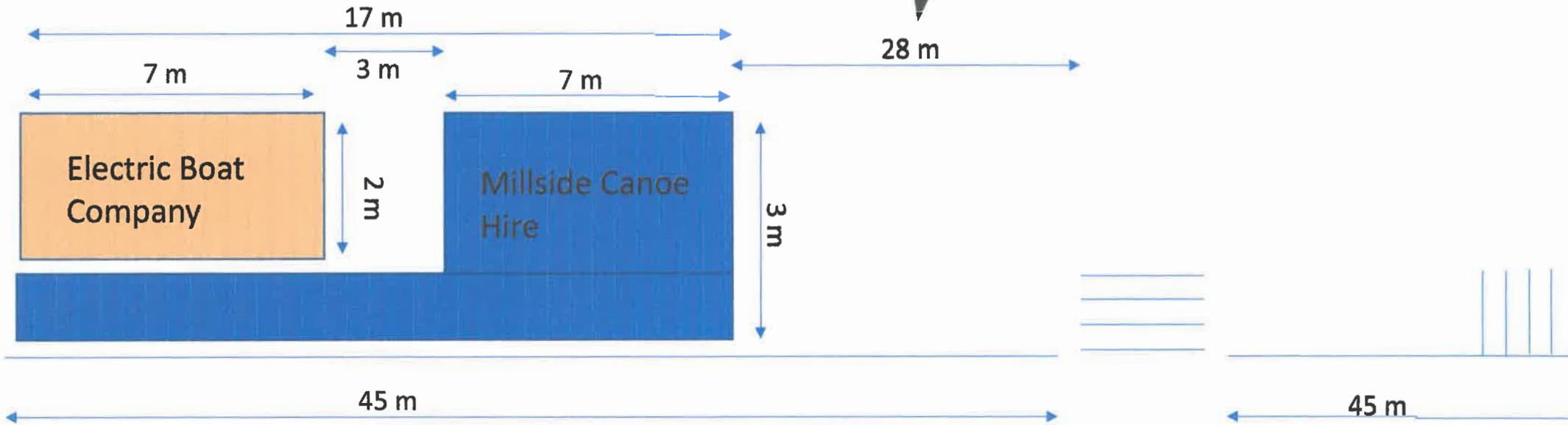
Millside Canoe Hire.

Option 1



Option 1

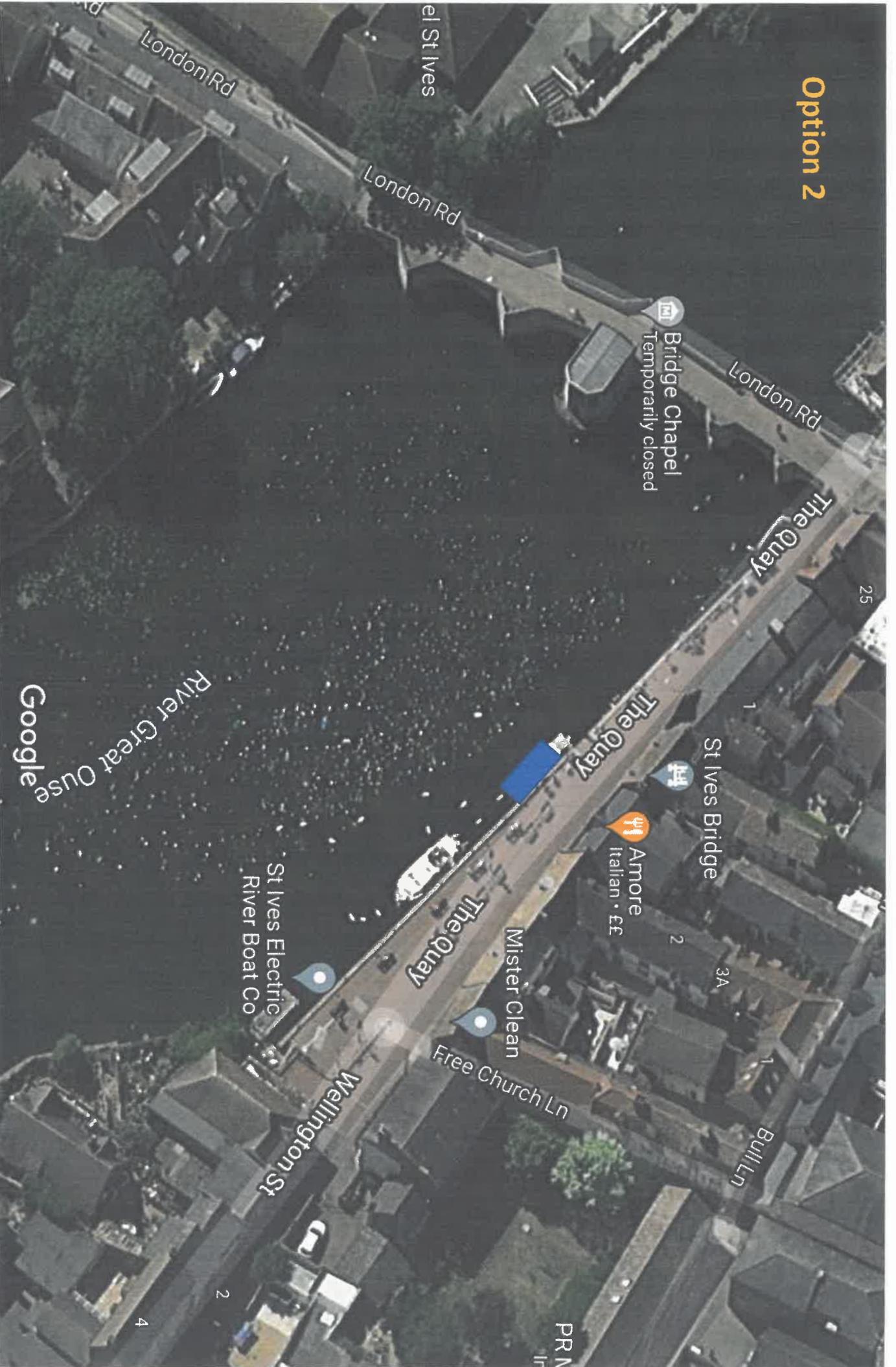
Narrow Boats 12.5m long
Canoes 3m long
Leaving 28m Mooring space between my pontoon and central steps (enough space for x2 narrow boats or 3-4 river cruisers)



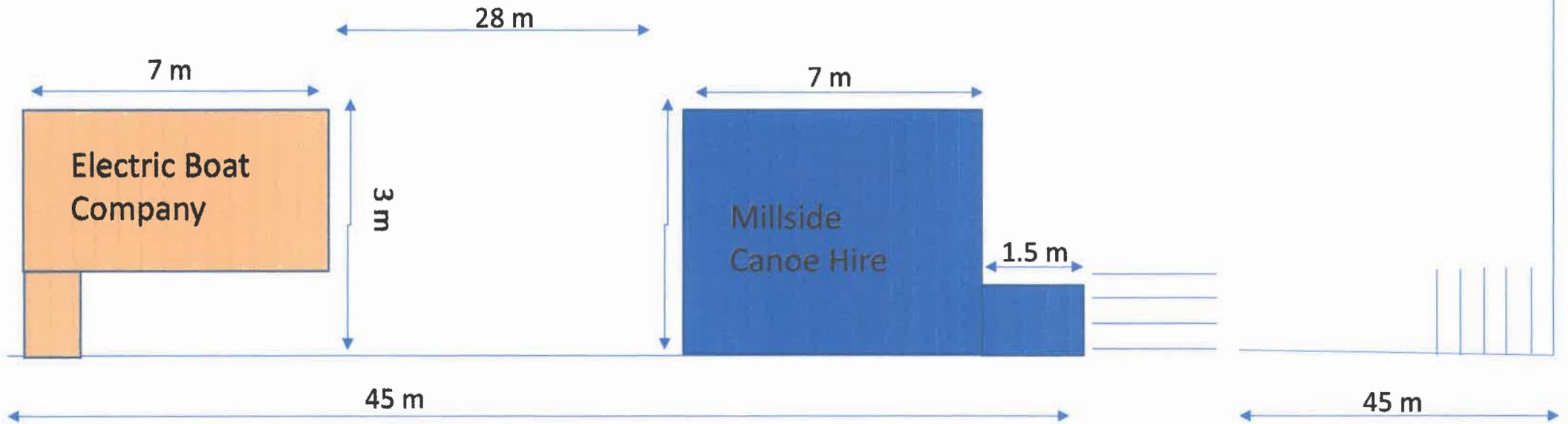
The Quay

Not to scale

Option 2



Option 2



The Quay

Not to scale

31 October 2021

To whom it may concern

MILLSIDE CANOES – PERSONAL ENDORSEMENT

Millside Canoes first operated from Godmanchester Recreation Field some 4 years ago, and I have been impressed by their application ever since. Clearly Covid-19 has affected demand over the past 18 months, but they have continued to provide a service whenever the pandemic and weather have allowed. I have observed a number of his safety briefings prior to allowing his customers cast off, and – as a NEBOSH certificate holder – have found them to be lucid and comprehensive. Clearly any accident would reflect badly on his business, and he is very keen that all hirings should be enjoyable and problem-free; I am unaware of any problems during his operation in Godmanchester.

I have observed a number of highly enthusiastic renters during these years, and – when casually passing by – have noted that his canoe racks were frequently empty, indicating a most positive demand for this service. Many individuals also appear to have come from some distance away, which helps with the local economy and the animation of the town riverscape, in my personal opinion.

This is a fun, family and local adventure activity which provides an extra service to the town, and I am very happy to personally support them in their wish to expand locally.

Yours faithfully

Former Mayor of Godmanchester

GODMANCHESTER COMMUNITY ASSOCIATION

www.godmanchestercommunityassociation.org

P

date:- 30-10-2021

To whom it may concern

RE: - Godmanchester- 'Mill side Canoes'

I can confirm that Millside Canoes have been running a Canoe Hire business successfully in Godmanchester for a good while now and a great asset it has been to our Community.

He has been considerate to the needs of the Town, agreeing when it would be inconvenient to operate i.e. when we are holding events on the recreation ground, an Island around which people use the canoes, community fishing matches etc.

We hope they will be continuing their involvement in Godmanchester.

Kind regards

President /

Treasurer

Company Limited by Guarantee No.3769694 Registered Charity No. 274712

Godmanchester Town Council



To whom it may Concern

9th November 2021

Godmanchester Town Council have been working alongside Millside Canoes successfully for a number of years.

The proprietor is a friendly, welcoming gentleman who has operated his business from the recreation ground. This has proven to be popular with residents and has also increased tourism to the Town.

They have access to the entrance bollard and have always ensured that this has remained in place during their use of the land.

If you have any questions or would like any further information, please do not hesitate to contact me.

Kind regards,

Town Clerk

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
24 November 2021

Application No Applicant/Agent	Proposed Development	Link to website	Comments
21/01360/LBC Mr Matthew Hays 12 The Rosary Fen Drayton Fen Drayton Cambridge CB24 4SQ	Replacing old fascia sign and hanging sign 8 The Pavement St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QUJG88IKM5G00	
21/80275/COND Mr David Elms 2 The Shires Bluntisham PE28 3XZ	Conditional information for 20/01904/FUL: C15 Submission of CEMP Columbus House 12 Stocks Bridge Way St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QXDIJZIKOJS00	
21/80343/COND Crann Mor Developments Ltd Brown & Co (Barfords) The Fairways Wyboston Lakes Great North Road Wyboston MK44 3AL	Conditional Information for 19/00447/FUL: C5 (Levels), C6 (Tree Protection), C9 (Contamination) Old Sub Station Priory Road St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R1DWQ1IKHML00	

<p>21/80345/COND</p> <p>Mark Dune 47 King Street Somersham PE28 347</p>	<p>Conditional Information for 19/00501/FUL: C4 (Habitat Mangement Plan)</p> <p>Hunts Sailing Club Harrison Way St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R1JEKLIK0EC00</p>	
---	--	--	--