



St Ives Town Council

Twinned with Stadtallendorf

Town Clerk: Alison Benfield BA (Hons) FSLCC

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Issued: 3 February 2022

**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 **Flex Room at the Corn Exchange** on **Wednesday 9 February 2022 at 7.00 pm.**

Nicci Sewell
LOCUM TOWN CLERK

AGENDA

- PL85.00 APOLOGIES FOR ABSENCE**
To receive and note apologies for absence.
- PL86.00 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.
- PL87.00 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.
- PL88.00 MINUTES**
To confirm as a correct record the Minutes of the Planning Committee held on 26 January 2022 (copy herewith).
- PL89.00 BUS STOP, HOUGHTON ROAD**
To receive response from Public Transport Network Co-Ordinator, C&P Combined Authority and consider the way forward (copy herewith).
- PL90.00 PLANNING APPLICATIONS**
To consider the attached list of Planning Applications received (copy herewith).

PL91.00

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 26 January 2022**

Present:

Chairman: Councillor N Dibben

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

In attendance:

Amenities Manager: C Allison

Democratic Officer: S Rawlinson

PL79.00 APOLOGIES

Apologies for absence were received from Councillors D Rowe (business commitment) and J Kerr (personal).

PL80.00 DECLARATIONS OF INTEREST

Planning Applications 21/02594 and 21/02595 - all Members – pecuniary interest as these are applications by the Town Council. No comment would be made.

Planning Application 21/02593 – Councillor C Smith – other interest as a potential contractor on this development.

PL81.00 PUBLIC PARTICIPATION

The Civic Society of St Ives made the following comments:

21/01914/LBC - The three proposed floodlights are held on adjustable fixings. This will allow the units to spread their light upwards and maybe outwards, adding to light pollution. A better option would be fixed angle units which are designed specially for wall washing. There is no rationale given for the proposed illustration on the Birt Lane elevation. This is described as a 'banner in frame'. The fixing system is likely to require high maintenance, it is out of place in its proposed location. It will not be visible to the majority of passers by, especially given the high wall along Wellington Passage. For these reasons the Society consider the illustration is not appropriate and should be refused.

21/02028/FUL - Generally the Society welcome this proposal, however there is concern only five cycle store locations is insufficient for a 10 bed development

21/02516/FUL – This proposal is overlarge and out of place. It should be refused.

21/02567/FUL - If this proposal was to be approved the Society will be pleased if a condition required that refuse bins to be stored to the rear of the building.

21/02694/FUL - The loss of the original listed bank building, in the 1970's, was itself a small disaster for St Ives. This new proposal is not at all sympathetic to the townscape of the Pavement. Clearly, the Society welcome the retention of a commercial unit and there is a need for dwellings. Something much better than proposed here is possible on this site. The Society disagree with the proposals put forward by the Senior Conservation Officer. The new three storey to Nr 12 is 'blocky' and out of character with the important townscape of The Pavement. It is hard to understand any logic to the officer's proposals, other than to crowd in too many dwellings.

Chairman's
Initials

The units with windows to White Hart Lane only will suffer from a lack of sunlight. Indeed the proposals for the elevation to White Hart Lane are very uniform, furthermore mansard roofs are not a common feature in St Ives. Additionally, the corner from The Pavement into White Hart Lane was very sharp and would benefit from being rounded in keeping with other corner buildings in the town centre.

PL82.00 MINUTES

RESOLVED: that the Minutes of the Planning Committee held on 8 December 2021 are confirmed as a correct record and signed by the Chairman.

PL83.00 PLANNING APPLICATIONS

Consideration was given to the following applications:

PL83.01 19/01320/s73

Variation of conditions 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 20, 24, 26 and 28 for application 1201158OUT - Amended wording (see covering letter, appendix 1) and Key Phase Submission - KP2

The Country Park (Hybrid Element)

Alconbury Weald

Ermine Street

Little Stukeley

RECOMMENDATION: No further comment on this application.

PL83.02 21/01914/LBC

Erection of illuminated and non-illuminated signs to the exterior of the building

13 Wellington Street

St Ives

RECOMMENDATION: **Approval Subject to** the flood lighting being orientated downwards to eliminate light pollution.

PL83.03 21/02028/FUL

Re-development of the existing upper two floors of a Class E building in single use, to create 4 no. new self-contained flats and 1 no. maisonette. The proposal includes a rear extension to the 1st floor, a pitched roof window dormer to the rear, and revisions to the ground floor to create an external refuse store and cycle storage. The Class E/ retail space at ground floor is retained

15-16 Market Hill

St Ives

RECOMMENDATION: **Approval**
We would request that the self contained flat have provision for two cycle storage spaces.

PL83.04 21/02516/FUL

Extension to rear of Number 5 Crown Street, St. Ives, PE27 5EB to provide commercial use premises with under croft parking

5 Crown Street

St Ives

RECOMMENDATION:**Refusal**

There would appear to be sleeping accommodation available.

If approved there must be a condition that the premises are not for residential use.

Tracking diagrams show the area extremely tight for vehicles and unlikely to work in practice.

It is noted that the area is already filled with cars.

PL83.05**21/02567/FUL**

Proposed 2 storey side and rear extension

72 Erica Road

St Ives

RECOMMENDATION:**Approval**

Appropriate scale of development

Suitable space for refuse bins should be provided to the rear.

PL83.06**21/02577/FUL**

2 Storey rear extension and ground floor rear extension to converted garage

38 Waveney Road

St Ives

RECOMMENDATION:

It is noted that this application has now been decided.

PL83.07**21/02583/OUT**

Construction of a single dwelling within the grounds of an existing dwelling

131 Green Leys

St Ives

RECOMMENDATION:**Observation**

No objection to an additional dwelling on the site

The property needs to align front and side with adjacent properties and be of similar scale and design.

PL83.08**21/02593/FUL**

Single storey rear/side extension following demolition of existing lean-to extension

24 Tenterleas

St Ives

RECOMMENDATION:

It is noted that this application has been decided.

PL83.09**21/02594/FUL**

Removal of existing asbestos roof and replacement with steel roof

Corn Exchange

The Pavement

St Ives

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RECOMMENDATION: No comment as this is the Council's application.

PL83.10

21/02595/LBC

Removal of existing asbestos roof and replacement with steel roof

Corn Exchange

The Pavement

St Ives

RECOMMENDATION: No comment as this is the Council's application.

PL83.11

21/02633/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

The essential repairs are welcomed.

Materials to be agreed with the Conservation Officer.

PL83.12

21/02694/FUL

Conversion, extension and alteration of existing building including the addition of an additional storey to create 10no. self-contained residential units (comprising 7 x 2-bedroom and 3 x 1-bedroom units) with single commercial unit (Use Class E) at ground floor level. New shopfronts and alterations to fenestration along The Pavement and White Hart Lane

11-12 The Pavement

St Ives

RECOMMENDATION: Approval

Would wish to see ramps to ground floor to make the entrance step free.

Review lighting to some units with little natural light. Confirmation required on how many spaces for bins and cycles will be provided.

Consideration to be given to rounding the corner from the pavement into White Hart Lane to accord with other corner premises in the town centre.

In the interests of biodiversity, would request for house martin and swift boxes to be provided on appropriate elevations.

PL83.13

21/02696/FUL

Ground floor front extension and replacement of pitched roof above existing garage

44 Burstellars

St Ives

RECOMMENDATION: Approval

Appropriate scale of development

In keeping with other properties in the area.

- PL83.14** **21/02699/FUL**
Demolition of existing garage and erection of side extension
7 Gorse Way
St Ives
- RECOMMENDATION:** **Approval**
Appropriate scale of development for the site.
Acceptable impact on the street scene.
- PL83.15** **21/02818/NMA**
Non material amendment for 21/00086/HHFUL To reduce the number of roof lights from three to two and to the location and style of the velux windows
14 The Waits
St Ives
- RECOMMENDATION:** **Observation**
The detail of the new windows is out of keeping with the area. The original approved design would be preferable.
- PL83.16** **21/02829/FUL**
Single storey extension to front and rear and internal alterations
4 Pig Lane
St Ives
- RECOMMENDATION:** **Refusal**
The extension is over large for the site, a smaller extension would be preferable.
- PL83.17** **21/02840/FUL**
Demolition of existing single storey rear extension for the construction of new single storey rear and side extension
39 Tenterleas
St Ives
- RECOMMENDATION:** **Approval**
Appropriate scale of development
- PL83.18** **21/80401/COND**
Conditional information for 20/01065/FUL: C3 (materials), C9 (Hard and Soft Landscaping), C11 (Biodiversity)
71 Burstellars
St Ives
- RECOMMENDATION:** No additional comments on this application.
- PL83.19** **21/80390/COND**
Conditional Information for 21/00885/FUL: C6 (Biodiversity Method and Enhancement), C7 (soft landscape), C8 (Landscape and Ecological Management Plan), C9 (Hard Surfacing), C10 (Parking and walkways), C12 (gates and fencing), C13 (Replacement external materials), C14 (cycle provision)

**Fairway Cottage
Westwood Road
St Ives**

RECOMMENDATION: No additional comments on this application.

PL83.20

21/80339/COND

Conditional Information for 20/01904/FUL: C12 (Badger walkover pre-commencement)

**Columbus House
12 Stocks Bridge Way
St Ives**

RECOMMENDATION: Insufficient detail was provided to enable comment on this.

PL83.21

22/80007/COND

Conditional Information for 20/01116/FUL: C8 (Bio enhancements)

**Bungalow 1
Old Ramsey Road
St Ives**

RECOMMENDATION: No additional comments on this application.

PL83.22

22/80011/COND

Conditional Information for 20/02597/LBC: C5 (roof construction), C6 (roof material), C7 (Chimney Stack Details), C8 (Floor Details), C9 (works to gable), C12 (interior Wall/ Installation of Fireplace)

**26 Bridge Street
St Ives**

RECOMMENDATION: No additional comments on this application.

PL84.00

DEVELOPMENT MANAGEMENT COMMITTEE

The Murketts application (18/02726/FUL) was discussed at Development Management Committee on 24 January.

Councillor Kerr attended as an observer but as she sent apologies for this meeting we do not yet know what the final outcome was.

Chairman:

Dated: 9 February 2022

Chairman's
Initials

BUS STOP, HOUGHTON ROAD

FROM: Public Transport Network Co-Ordinator, C&P Combined Authority

I visited St Ives during summer 2021 to consider the locations suggested in the Bus Stop Proposal Final document provided by St Ives Town Council. My views on each are as follows:

St Ives, Hill Rise, Bury Way – there is a tight bend to the right so it would be difficult to see vehicles turning into Hill Rise from Houghton Road. There is a risk of collision as drivers turning into Hill Rise from Houghton Road would also have restricted visibility of vehicles overtaking a stationary bus. A stationary bus could also obscure the visibility of vehicles approaching from Houghton Road for drivers exiting Bury Way. Also, would be close to existing bus stops near the Primary School with a bus stopping twice within a short distance.

St Ives, Houghton Road, Elm Drive – I visited this location during the off-peak period but, even at that time of day, I noted that Houghton Road is a very busy road with a high volume of traffic in both directions. I would expect it to be worse during peak times, as this is shown in the assessments carried out by Cambridgeshire County Council as part of the St Ives Transport Study. Traffic is likely to quickly build up behind a stationary bus as other vehicles are unlikely to be able to overtake. This could exacerbate the situation and increase journey times for all road users. Bus laybys can mitigate this but are unlikely to be achievable at this location. Also, this stretch of Houghton Road is only served by the 904 service so residents wanting Busway services would still need to use alternative bus stops.

St Ives, Houghton Road, High Leys – again, I noted that this is a very busy road with a high volume of traffic in both directions. In the Huntingdon direction, I focused on an area where there is a pathway leading into the development. Further investigation would be needed, but it is possible that there is sufficient space for a layby if trees are re-located, though there may be buried utilities, and these may also need to be re-located. Without a layby, the traffic issues identified for Elm Drive would also apply. In the other direction, I focused on an area at the start of the slip road into Hill Rise. The verge at this location is unsuitable in its current condition so this would need to be resolved. The traffic signals at the Hill Rise/Houghton Road junction allow for pedestrians to cross the road into the development, though there may be a temptation to cross the busy Houghton Road with the increased potential for collisions. This stretch of Houghton Road is served by Busway services, as well as 904.

As I mentioned in my initial response when you emailed your request, the public transport team at the Cambridgeshire & Peterborough Combined Authority has no budget for bus stop improvements. The proposal notes that the town council has CIL money to help pay for any improvements. The town council may wish to approach Cambridgeshire County Council, as the highways authority, for qualified analysis and estimated costs of the improvements I have suggested at High Leys if they are of interest. I have been in contact with officers at the combined authority working on the A141/St Ives project, and at Cambridgeshire County Council working on the St Ives Transport Study, to see if there is scope to include the provision of bus stops in this area in either of these. The feedback that I have received from both is that it is considered out of scope at present.

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
9 February 2021

Application No Applicant/Agent	Proposed Development	Link to website	Comments
21/02862/FUL Ms Sarah Briggs Pace Associates 438 Highfields Road Caldecote Cambridge CB23 7NX	Demolition of existing two storey rear extension. Construction of two storey extension, installation of new door and window, demolition of existing sectional garage and replacement with new garage 11 Parkside St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R4K6K7IKJ2O00	
20/00885/FUL and 20/00886/LBC Chaspur Ltd Pembroke Design Summit House Horsecroft Road Harlow CM19 5BN	Demolition of existing single storey modern extension and erection of a new two storey extension, plus new single storey link building with skylight to the rear of the property (E(b)). Amend entrance to barn and internal layout of existing single storey outbuildings. Install new internal staircase 11 Market Hill St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QAL34UIKKZD00	
21/02615/FUL and 02616/LBC Barclays Bank plc ISG Design Ltd Aldgate House 33 Aldgate High Street London EC3N 1AG	Remove Ext ATM - infill aperture with brickwork and white render to match existing. Remove all external signage 11-12 The Pavement St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R2GY0CIKI9500	

<p>21/02703/FUL</p> <p>Mr Khalid Mahmood Campbell McCrae Ltd Chapel House 5 The Stiles Godmanchester PE29 2JF</p>	<p>Rear single-storey kitchen extension 71 Burstellars St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R380YMIKIJN00</p>	
<p>21/02854/TRCA</p> <p>Mr G Mullis AS Arboriculture 2 Langley Way Hemingford Grey PE28 9DB</p>	<p>Fir Tree - fell to ground level. We are proposing the following works due to the trees roots causing subsidance and cracks to the garage, see pictures attached. The tree is too close to the garage which has resulted in the problems 5 The Drive St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R4IH72IKJ1V00</p>	
<p>22/00022/FUL</p> <p>Miss Katrina Rees MWS Architectural 89 St John's Road Ely CB6 3BW</p>	<p>Proposed single storey rear extension 39 Houghton Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R5ABZGIKJAI00</p>	
<p>22/00080/TRCA</p> <p>Debbie Witherow Cambridge Trees Ltd 34A St Ann's Lane Godmanchester PE29 2JE</p>	<p>2 x Norway Maple: Fell to ground level - trees are too close to neighbouring building and have outgrown their position 22 Cootes Meadow St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R5N7XIIKJGJ00</p>	

<p>22/00098/LBC</p> <p>David Bridgens Colin Smith Down Ampney Well Hill Yaxham Dereham NR19 1RX</p>	<p>Extension to rear of Number 5 Crown Street, St. Ives, PE27 5EB to provide commercial use premises with under croft parking</p> <p>5 Crown Street St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R5UXS6IKJKP00</p>	
<p>22/00102/S73</p> <p>Mr Paul Hughes Project Design Studio The Old Parsonage Bedford Street Woburn MK17 9QL</p>	<p>Variation of condition 2 (plans) to 20/00969/FULTDC for amended door and window positions</p> <p>44 Edinburgh Drive St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R5V3EAIKJL100</p>	
<p>22/00111/TRCA</p> <p>St Ives Town Council Eden Tree Specialists Ltd 10 Queen Alexandra Road Bedford MK41 9SE</p>	<p>669 - Cherry - Remove tree</p> <p>Cemetery Broad Leas St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R5WMUIDIKJLY00</p>	

<p>22/00116/TRCA</p> <p>Mr Jesse Burgess Charlie Vince Tree Surgery Ltd 2 Friends Close Yelling PE19 6SF</p>	<p>T1, T2, T3 Lime - reduce height to previous pruning points at two metres, remove all basal suckers T4 Black Cherry Plum - crown raise to four metres, cut back branches to give two metres clearance from property, crown thin by 10% T5 Black Cherry Plum - crown raise to four metres, crown thin by 10%, reduce lowest limb by one metre T6 Norway Spruce - fell to near ground level. T7 Alder - crown raise to four metres. Reasons for works - the area is to become a garden for people to use, the works are to create more space and light for the area and the adjacent building. Trees are causing excessive shading and becoming too large for their location</p> <p>Old Grammar School 1 Ramsey Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R5WPNUIKJMA00</p>	
<p>22/80031/COND</p> <p>Mr Paul Hughes Project Design Studio Ltd The Old Parsonage Bedford Street Woburn MK17 9QL</p>	<p>Conditional Information for 20/00969/FULTDC: C3 (Materials), C4 (Levels), C5 (Landscaping), C6 (Biodiversity method statement), C7 (Cycle Store)</p> <p>44 Edinburgh Drive St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R6BIZTIKJVK00</p>	