



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: 17 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 **Town Hall** on **Wednesday 23 February 2022 at 7.00 pm.**

Nicci Sewell
LOCUM TOWN CLERK

AGENDA

- PL92.00 APOLOGIES FOR ABSENCE**
To receive and note apologies for absence.
- PL93.00 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.
- PL94.00 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.
- PL95.00 MINUTES**
To confirm as a correct record the Minutes of the Planning Committee held on 9 February 2022 (copy herewith).
- PL96.00 PLANNING APPLICATIONS**
To consider the attached list of Planning Applications received (copy herewith).
- PL97.00 DEVELOPMENT MANAGEMENT COMMITTEE**
To receive report from Councillor C Smith on the meeting held on 21 February 2022 at which application 21/01271 – 20m high 02 mast, St Audrey Lane – was discussed.

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held in the Corn Exchange on 9 February 2022**

Present:

Chairman: Councillor N Dibben

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

In attendance:

Locum Clerk: N Sewell

Democratic Officer: S Rawlinson

PL85.00 APOLOGIES

An apology for absence was received from Councillor D Rowe (Personal).

PL86.00 DECLARATIONS OF INTEREST

Application 22/00111/TRCA – All Members – prejudicial interest as this is the Council's application.

Application 21/02703/FUL – Councillor P Hussain – non pecuniary interest as an acquaintance of the applicant.

PL87.00 PUBLIC PARTICIPATION

The Civic Society of St Ives made the following comment:

Application 22/00098/LBC – 5 Crown Street - this proposal is overlarge and out-of-place. It is hard to understand how undercroft vehicle parking, with the building supported on columns, can even be submitted for Listed Building Consent. The application should be refused.

PL88.00 MINUTES

RESOLVED: that the Minutes of the Planning Committee held on 26 January 2022 are confirmed as a correct record and signed by the Chairman.

PL89.00 BUS STOP, HOUGHTON ROAD

A response to the Council's request for a new bus stop had been received from the Public Transport Network Co-ordinators of the Combined Authority.

He had investigated three areas – Bury Way, Elm Drive and High Leys. His preferred site being High Leys with provision for a lay-by.

Members were keen to have a bus stop on Houghton Road but were not convinced that the creation of a lay-by would be completely necessary.

RESOLVED: PL89.01 that the necessity for a lay-by be queried with the Combined Authority Network Co-ordinator

PL89.02 that a **Recommendation** be made to the next Council meeting for CIL funds to be used for the siting of a bus stop in Houghton Road.

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PL90.00**PLANNING APPLICATIONS**

Consideration was given to the following applications:

PL90.01**21/02862/FUL**

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

RECOMMENDATION:**Approval**

Appropriate scale of development

In keeping with the area

The changes enhance the property

PL90.02**20/0885/FUL and 20/00886/LBC**

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

RECOMMENDATION:**Approval**

Appropriate scale of development

The upgrade is welcomed as is putting a disused building back into use.

As the property is close to the Old Priory the Committee would be in favour of an archaeological survey on the site before development commences

PL90.03**21/02615/FUL and 21/02616/LBC**

Remove Ext ATM - infill aperture with brickwork and white render to match existing. Remove all external signage

11-12 The Pavement

St Ives

RECOMMENDATION:**Approval**

Materials to be agreed with the Conservation Officer

PL90.04**21/02703/FUL**

Rear single-storey kitchen extension

71 Burstellars

St Ives

RECOMMENDATION:**Approval**

Appropriate scale of development

PL90.05**21/02854/TRCA**

Fir Tree - fell to ground level. We are proposing the following works due to the trees roots causing subsidence 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

OBSERVATION:

Application already decided

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- PL90.06** **22/00022/FUL**
Proposed single storey rear extension
39 Houghton Road
St Ives
- RECOMMENDATION:** **Approval**
Appropriate scale of development for the site
- PL90.07** **22/00080/TRCA**
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
- RECOMMENDATION:** **Approval**
Replacement trees are requested
- PL90.08** **22/00098/LBC**
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
- PL90.09** **22/00201/S73**
Variation of condition 2 (plans) to 20/00969/FULTDC for amended door and window positions
44 Edinburgh Drive
St Ives
- OBSERVATION:** No further comment on this application
- PL90.10** **22/00111/TRCA**
669 - Cherry - Remove tree
Cemetery
Broad Leas
St Ives
- OBSERVATION:** No comment as this is the Council's application
- PL90.11** **22/00116/TRCA**
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

Old Grammar School
1 Ramsey Road
St Ives

RECOMMENDATION:

Approval

A replacement for the felled tree would be desirable

PL90.12

22/80031/COND

Conditional Information for 20/00969/FULTDC: C3 (Materials), C4 (Levels), C5 (Landscaping), C6 (Biodiversity method statement), C7 (Cycle Store)

44 Edinburgh Drive
St Ives

OBSERVATION:

No further comment on this application

PL91.00

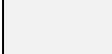
DEVELOPMENT MANAGEMENT COMMITTEE

There were no issues relating to St Ives to date.

Chairman:

Dated: 23 February 2022

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APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
23 February 2022

Application No Applicant/Agent	Proposed Development	Link to website	Comments
21/02079/s73 Stay New Homes DLA Town Planning Ltd 5 The Gavel Centre Porters Wood St Albans AL3 6PQ	[AMENDED DESCRIPTION] Variation of condition C2 (Plans) for 19/02280/FUL to amend approved plans for house types A2, A4, B1 and C1, resiting of Plots 10-12 and 16-18, change of Plots 7 & 8 from 1-bed to 2-bed, change of Plot 9 from 2-bed to 3-bed and reconfiguration of driveways Land North of The How Houghton Road St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QZ9CTJIKGLG00	
21/0683/LBC Mrs Elizabeth Leveque Ingleton Wood LLP 1A Oakington Business Park Oakington Cambridge CB24 3DQ	Convert interior window to an interior doorway Slepe House Cromwell Place St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R315TRIKIGS00	
22/00187/FUL Mr and Mrs McIntyre Plan It Architecture and Design 108 High Street Cottenham CB24 8RX	Proposed new single storey extensions - infill to the front, new pitched roof to the garage and single storey to the rear 23 Virginia Way St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R6DAUEIKJWI00	

<p>22/00226/FUL</p> <p>Mr S Caporaso Rossin Associates Ltd 2B New Road St Ives PE27 5BG</p>	<p>Modified roof construction to approved extensions via planning permission 21/01928/HHFUL dated 05/11/21 (note the dimensions and foot print of the extensions remain as approved)</p> <p>9 Hill Rise St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R6O4N6IK0JX00</p>	
<p>22/00309/TRCA</p> <p>St Ives Town Council Eden Tree Specialists Ltd 10 Queen Alexandra Road Bedford MK41 9SE</p>	<p>As per specification from Tree Report commissioned by St Ives Town Council: 701 - Sycamore - Remove 721 - Walnut - Remove deadwood and reduce long laterals by up to 3ms to alleviate end weight 727 - Cherry - Remove deadwood and reduce long lateral limb by up to 2ms and install 2ms x 2 tonne Cobra bracing to support twin stems 735 - Cherry - Support twin stems with 2 runs x 3ms of 2 tonne Cobra bracing; reduce long over extended limb NE by 2ms</p> <p>Warner's Park Park Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R6ZG05IKK7X00</p>	
<p>22/80041/COND</p> <p>Archway Building Consultancy E-gg Telecom House 125-135 Preston Road Brighton BN1 6AF</p>	<p>Conditional Information for 21/00885/FUL: C13 (Replacement External Materials), C15 (External Lighting)</p> <p>Aurora Fairway School Westwood Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R6RT361KK2J00</p>	