



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: 7 April 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 13 April 2022 at 7.00 pm.**

Philip Truppin
Locum Town Clerk

AGENDA

PL112.00 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

PL113.00 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.

PL114.00 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.

PL115.00 MINUTES

To confirm as a correct record the Minutes of the Planning Committee held on 23 March 2022 (copy herewith).

PL116.00 LANDSCAPE AND TOWNSCAPE SUPPLEMENTARY PLANNING DOCUMENT

To note that HDC adopted the above SPC on 17 March 2022. The link to view is <https://consult.huntingdonshire.gov.uk/kse/event/36857>

PL117.00 PLANNING APPLICATIONS

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

PL118.00 DEVELOPMENT MANAGEMENT COMMITTEE

To receive information from Development Management Committee:

Appeal

To note that an appeal has been made to the Secretary of State in respect of the following application (copy herewith).

21/00033/REFUSL - Extension to rear of Number 5 Crown Street, St. Ives, PE27 5EB
to provide 1 no. 1 bed flat and 1 no. 2 bed flat with undercroft parking.

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held in the Corn Exchange on Wednesday 23 March 2022**

Present:

Chairman: Councillor N Dibben

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

Absent: D Rowe, T Drye

In attendance:

Deputy Clerk: Christine Allison

PL104.00 APOLOGIES

Apologies were received from Councillors P Hussain (Personal).

PL105.00 DECLARATIONS OF INTEREST

Application 22/80075/COND – Councillor Mokbul – non pecuniary interest as an acquaintance of the applicant.

PL106.00 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.

Many members of the public were present at the meeting, so the 15 minute slot was extended to 45 minutes enabling all those wishing to speak to do so.

Concerns were raised in regards to application **CCC/21/088/FUL**

- Little action had been taken to respond to the original objections
- There was a lack of trust in the documents being provided
- The data had been based on modelling scenarios, not real life e.g. fruit growing, egg production etc. and distribution of produce within the local community e.g. shops and farmers markets. The egg farm shop sold 3500 eggs to local people in a typical weekend and the fruit shop over 50 tones per year. Effects on local businesses not addressed
- The air quality report had only considered the incinerator, not the combined effect of existing sources which may take it over the limit
- Out of hours noise and light pollution
- Output - no proposal for the safe disposal of the bottom ash and heavy metals
- Inadequate provision and discrepancies in figures for chemical and offensive waste
- Transport – Envars traffic survey does not allow for time spent on site
- 40% of waste will be from adjoining counties or further afield
- Effects on health of dioxins, furins, cadmium, bioaerosols and airborne ash. Ingestion and inhalation.
- Build up in soil and effects on soil microbes
- Already being bothered by plagues of flies in area
- Type of burner not specified
- The studies have not considered the latest lower maximum levels for emissions
- Landscape and visual impact – visible plumes
- Invisible haze – can enter lungs etc unknowingly
- Distances given to adjacent buildings are incorrect

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- Security concerns given types of waste that may be disposed e.g. proceeds of crime. Gate have been left open.
- Addenbrookes is only operation at 56% capacity. No incinerators in the country working at full capacity. Plant is not needed.

PL107.00

APPLICATION CCC/21/088/FUL – ENVAR COMPOSTING LIMITED

Consideration was given to the application.

RESOLVED: that a recommendation that the application be refused be sent to the County Council on the basis that the committee considers that the application is incomplete and has not provided justification for this scheme as required by Policy 4 of the CCC M&W plan.

That the following reasons be given in support of the refusal
Previous concerns that were raised and still go unaddressed:

Need for the scheme

Policy 4 of the CCC Minerals and Waste Local Plan 2021 requires any new hazardous waste facility to be justified. The information provided in the application does not indicate any increase in demand that would justify a new installation. The benefits of the scheme in co-location and moving waste up the waste hierarchy are noted.

Additional response: The new data indicated that the majority of incoming material for the incinerator will come from outside of Cambridgeshire. This is counter to the aims of the CCC Minerals and Waste Local Plan 2021 which sets out to reduce imported waste and to ensure that each waste authority is self-contained in its capacity.

Operation of the incinerator

CCC guidance on the commenting on the operation of the plant is noted. The review by the Environment Agency must consider if there are additional risks to people associated by the nearby Raptor Centre, egg farms and local fruit and vegetable farms that supply residents with regular products over many years.

Additional response: Local farmers have indicated that they sell 3500 eggs to residents each weekend and around 50 tons of fruit and vegetables each year. The claim in the reports that “only a few residents” could be subject to frequent intake of local products is untrue and the risk must be re-assessed. In addition many local workers are operating outside for long periods of time also increasing the risk.

It is noted that the exposure limits for some substances are exceeded on the site itself – raising concerns on how the material is handled and the effectiveness of the flue to disperse potentially harmful material. The Town Council has been advised that new lower maximum exposure limits are now in force and that the studies have not considered these.

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Previous comments by the Environment Agency indicates that plume displacement modelling be carried out to support the flue height. This has not been done.

The method of disposal of any ash produced by the incinerator is not detailed.

It is not clear if existing contamination levels in the local soil have been included in any analysis.

Consideration will also need to be given to the safe operation and storage of the existing operation as some existing buildings are to be demolished.

Traffic

The application does not indicate that all HGV vehicles that use the site will have GPS to ensure compliance with the use of CCC approved lorry routes. The existing traffic agreement under application H/5005/17/CW restricts deliveries between 05.00 to 22.00. This condition would allow HGV vehicles to pass through St Ives around 04.30 in the morning. The time should be later, say 07.00 especially running along the A1123 through St Ives with many adjacent residential properties.

Delivery routes and times for construction traffic vehicles have not been defined. A construction delivery plan is required. Vehicles on the A1123 through St Ives during school arrival and departure times must be avoided. This restriction was applied to a recent housing development in St Ives on the former golf course.

The transport study assumes that all workers will arrive on site by car as single occupiers. This is not in keeping with local transport plans to support active travel and minimise car use.

Additional response: The new data has not addressed these issues.

Road Safety

The road junction adjacent to the site is an accident blackspot. Proposals by CCC to improve the junction, agreed on the 7th September 2021, are noted. Envar should be required to keep the verge and hedgerow clear on their site to maintain visibility along the road under their existing agreements. The applicant should be asked for a contribution towards the junction improvements.

Additional response: The new data has not addressed these issues.

Building Design

The application has not provided the detailed information required in the check list contained in the CCC Design Guide for waste facilities.

Additional response: The new data has not addressed these issues.

Lighting

The application does not include details of any proposed external lighting. Light fittings should have zero upward lighting component. Any building mounted lights should be located as low as possible to reduce the impact of lighting the upper walls of the building that would be visible from the surrounding area.

Additional response: The new data has not addressed these issues.

Biodiversity

It is noted that some of the landscaping proposals are carried over from the application approved in 2017. The proposal does not indicate the required biodiversity improvements.

The new development should deliver an additional 20% improvement in biodiversity on top of that agreed in 2017 application. This requirement would be consistent with CCC submitted comments on the proposed Cambridge South station development.

Additional response: The new data has not addressed these issues.

Liaison

The lack of local consultation with local residents is disappointing. CCC need to improve their process to improve this aspect for future applications.

PL108.00 MINUTES

RESOLVED: that the Minutes of the Planning Committee held on 9 March 2022 are confirmed as a correct record and signed by the Chairman.

PL109.00 PLANNING APPLICATIONS

Consideration was given to the following applications:

PL109.01 21/02791/FUL

To replace the existing air extract system with a new air extract system in a different location at the side of the building

**13 Kings Hedges
St Ives**

RECOMMENDATION: Approval
No adverse impact on the street scene.

PL109.02 22/00218/TREE

T30 Cherry too close to plot 8, T31 (already removed), T142 Lawson cypress too close to plot 18, T185 Hazel too close to plot 16, T283 and T284 yews not present- (removed for site entrance), T286- Yew- too close to gate house, T569- Hawthorns to be replaced T568 to be replaced, T415, T444, T446, T447 yews- remove, G4 Leyland cypresses- remove along the western boundary. Reduction of the height of G12- leyland cypress to 6 metre

**The How
Houghton Road
St Ives**

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RECOMMENDATION: **Approval**
Replacement trees to be provided for any removed

PL109.03 **22/00502/FUL**
Single and two storey side extensions following demolition of existing detached garage
3 Abbots Crescent
St Ives

RECOMMENDATION: **Refusal**
Overdevelopment of extensions. Large proportion of existing building
Overlooking adjacent properties and potential loss of light

PL109.04 **22/00456/FUL**
Proposed two storey extension to the rear of the property
43 Fairfields
St Ives

RECOMMENDATION: **Refusal**
Similar in size to previous application refused by HDC

PL109.05 **22/00587/TREE**
T1 Oak: reduce new growth laterally and garden to rear by 2-3 metres. G1 3x Silver Birch: reduce by 1.5m. T2 Willow: re-pollard at approx. 6 metres. T3: Willow: fell due to extensive Honey Fungus infection. G2: 4 x Lombardy Poplar: re-pollard at approx. 6 metres. T4 Willow: re-pollard at approx. 9 metres. T5 Sycamore: fell to ground level as leaning into pub car park
Green End Barns
St Ives

RECOMMENDATION: **Approval**
Replacement trees to be provided for any removed

PL109.06 **22/00614/FUL**
To construct a single flat roof extension at the front and rear of the property
12 Meadow How
St Ives

RECOMMENDATION: **Approval**
Suitable provision for bin storage to be provided

PL109.07 **22/80075/COND**
Conditional Information for 20/02118/FUL - condition discharge application for conditions 4 (Hard and Soft Landscaping) & 7 (Cycle Store).
24A All Saints Green
St Ives

RECOMMENDATION: No further comment on this application.

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PL109.08 22/00616/TREE

T1 Horsechestnut reduce the lowest limb over footpath/road by 3-4 metres back to a suitable growth point. Group of dead elms x6 fell to ground level.

**2 Bury Close
St Ives**

RECOMMENDATION:

Approval

Extent of works to be agreed with Tree Officer

PL110.00

SMALL LAND DISPOSALS – 2 HAWTHORN WAY, ST IVES

To consider application for small land disposal at 2 Hawthorn Way

RECOMMENDATION:

Refusal

It is part of a green space that should be protected for the local community

PL111.00

DEVELOPMENT MANAGEMENT COMMITTEE

No Report Received.

Chairman:

Dated: 13 April 2022

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APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
13 April 2022

Application No Applicant/Agent	Proposed Development	Link to website	Comments
21/02548/FUL Mr Charles Abbott 10 Church Street Somersham PE28 3EG	Change of use from storage barn (Class B) to micro-brewery (Class Sui Generis) Cromwell Barn Burleigh Hill Farm Somersham Road St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R224MCIKI1X00	
22/00246/FUL Mr Anton Thanasingham Richard Biddle 60 Maytrees St Ives PE27 5WZ	Single storey extension to link existing dwelling with existing gymnasium, together with minor entrance hall alterations. Slight increase in the width of first floor dormer window. Small extension to rear first floor bedroom. 44 St Audrey Lane St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R6RSXJIKK2F00	
22/00286/FUL Mr M Yusin Biddleco 60 Maytrees St Ives PE27 5WZ	To separate the first floor flat from the ground floor restaurant and create an independent entrance to the flat by changing the pitched roof of the kitchen at the rear to a flat roof construction. The access will be via a circular external stair and a safety fenced pathway across the flat roof. 3A Station Road St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R6XDCKRIKK5T00	

<p>22/00512/LBC</p> <p>Jonathan Hardy Retail Design Solutions The Mill Store Foundary Lane Earls Colne CO6 2SB</p>	<p>Proposed unit to be internally fitted out to Specsavers standards. An externally illuminated heritage fascia to be fitted, with a green background and white text. An externally illuminated heritage projecting sign to be installed</p> <p>23 Crown Street St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R80MUWIKKPL00</p>	
<p>22/00590/TRCA</p> <p>Ian Waters Design Ltd 43 Needingworth Road St Ives PE27 5JT</p>	<p>1No Eucalyptus Globulus - reduce by approx 10-12m in height, too close to house.</p> <p>43 Needingworth Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R8H86GIKX200</p>	
<p>22/00595/TRCA</p> <p>Mike Wenham Cambridge Trees Ltd 39 London Street Godmanchester PE29 2HZ</p>	<p>All work being carried out to reduce risk of branch breakage over high footfall areas T1 Willow: reduce leaning stem by 50 % / 9m T2 Willow: reduce height by 50% / 9m T3 Ash: reduce decayed stem over grassed area by 5m G1 Line of Elm & Ash: crown lift to 4m over grassed area</p> <p>Land adjacent The Scout Association Westwood Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R8HAZ0IKKXD00</p>	

<p>22/00613/TRCA</p> <p>Mr Chris Halton Atlas Tree Surgery Ltd 40 Fen End Over CB24 5NE</p>	<p>T 1 - Sycamore - Reduce the height by 4m and the width in all directions by 3m (back to the previous points). G 1 - Leylandii hedge - Reduce the height to 3m above ground level. G 2 - 5 Sycamore trees and 1 Ash - Reduce the height by 3m and the width in all directions by 2m (back to the previous points)</p> <p>1 Park Avenue St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R8KMC7IKKYU00</p>	
<p>22/80098/COND</p> <p>Mr Tony Tickner RH Partnership Architects 94 Chesterton Road Cambridge CB4 1ER</p>	<p>Conditional Information for 21/02298/FUL: C3 (Proposed Drainage)</p> <p>26 Burrel Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R9KCGUIKLEA00</p>	

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Huntingdon. PE29 3TN
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Alison Benfield
Town Hall
Market Hill
St Ives
PE27 5AL

Planning Application Ref: 20/01209/FUL
HDC Appeal Ref: 21/00033/REFUSL
Planning Inspectorate Ref: APP/H0520/W/21/3286072

28th March 2022

Dear Clerk

TOWN AND COUNTRY PLANNING ACT 1990 SECTIONS 78

Proposed Development 5 Crown Street St Ives PE27 5EB
Extension to rear of Number 5 Crown Street, St. Ives, PE27
5EB to provide 1 no. 1 bed flat and 1 no. 2 bed flat with under
croft parking.

Appellant's name (s): David Bridgens

I am writing with respect to an appeal which has been made to the Secretary of State in respect of the above site.

The appeal is against the decision of the Local Planning Authority to refuse planning permission for the development described above.

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector. The appeal will be dealt with by the Inspector under the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2000. Any written comments already made in regard to the original application for planning permission will be forwarded to the Planning Inspectorate and copied to the appellant and will be taken into account by the Inspector in deciding the appeal. Should you wish to make any comments or withdraw or modify your earlier comments in any way, you should email North2@planninginspectorate.gov.uk, or write direct to , Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, within 5 weeks of the appeal start date, which was the 23rd March 2022, quoting the Planning Inspectorate appeal reference number APP/H0520/W/21/3286072. The Planning Inspectorate requires you to send three copies of any written representations you make.

The Planning Inspectorate has introduced an online appeals service which you can use to comment on this appeal. You can find the service through www.planning-inspectorate.gov.uk
Information about data protection and privacy matters is also available on the Planning Portal.

If you wish to view the 'Guide to taking part in planning appeals' see the Planning Inspectorate web site www.planning-inspectorate.gov.uk. If you require any further information regarding this appeal

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Planningappeals@huntingdonshire.gov.uk

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www.huntingdonshire.gov.uk

then you can contact the DM Admin team on Tel (01480)388418 or the case officer dealing with it Lewis Collins on Tel.(01480)388077.

The appeal documents are available to view on Public Access via the Council's website www.huntingdonshire.gov.uk/planning and on Public Access at our Customer Services Centre (CSC) at Pathfinder House, St Mary's Street, Huntingdon – opening hours 9am to 5pm Monday to Thursday, 9am to 4.30pm Friday.

When made, the decision will be published on Public Access.

Yours faithfully

Development Services
Huntingdonshire District Council