



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: 21 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 **Town Hall** on **Wednesday 27 April 2022 at 6.30 pm.**

Philip Truppin
Locum Town Clerk

AGENDA

- PL119.00 APOLOGIES FOR ABSENCE**
To receive and note apologies for absence.
- PL120.00 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.
- PL121.00 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.
- PL122.00 MINUTES**
To confirm as a correct record the Minutes of the Planning Committee held on 13 April 2022 (copy herewith).
- PL123.00 PLANNING APPLICATIONS**
To consider the attached list of Planning Applications received (copy herewith).
- PL124.00 DEVELOPMENT MANAGEMENT COMMITTEE**
To receive information from Development Management Committee:

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held in the Corn Exchange on Wednesday 13 April 2022**

Present:

Chairman: Councillor N Dibben

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

Absent: D Rowe

In attendance:

Democratic Officer: Sue Rawlinson

Administrative Assistant: Emma Egginton

Locum Town Clerk: Phillip Truppin

PL112.00 APOLOGIES

Apologies were received from Councillor Mokbul (Personal).

PL113.00 DECLARATIONS OF INTEREST

Application 22/00286/FUL – Councillor Hussain – pecuniary interest as an acquaintance of the applicant.

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.

No comments were made from members of the public.

PL115.00 MINUTES

RESOLVED: that the Minutes of the Planning Committee held on 23 March 2022 are confirmed as a correct record and signed by the Chairman.

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>

RESOLVED: That the information received and noted.

PL117.00 PLANNING APPLICATIONS

Consideration was given to the following applications:

PL117.01 21/02548/FUL

Change of use from storage barn (Class B) to micro-brewery (Class Sui Generis)

**Cromwell Barn
Burleigh Hill Farm
Somersham Road
St Ives**

RECOMMENDATION:**Approval**

Welcome the reuse of redundant buildings. Subject to: Waste from the brewing process to be monitored to make sure it does not impact environment and local drainage.

PL117.02**22/00246/FUL**

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**

RECOMMENDATION:**Approval**

Appropriate scale of size for other buildings. No impact on street scene.

PL117.03**22/00286/FUL**

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**

RECOMMENDATION:**Approval**

Subject to: External lighting to be agreed on staircase and walkway.

PL117.04**22/00512/LBC**

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

**23 Crown Street
St Ives**

RECOMMENDATION:**Approval**

Samples and finishes to be confirmed with conservation officer.

PL117.05**22/00590/TRCA**

1No Eucalyptus Globulus - reduce by approx 10-12m in height, too close to house.

43 Needingworth Road**St Ives****RECOMMENDATION:****Approval**

Extent to be agreed with tree officer.

PL117.06**22/00595/TRCA**

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

Land adjacent The Scout Association**Westwood Road****St Ives****RECOMMENDATION:****Approval**

Extent to be agreed with tree officer.

PL117.07**22/00613/TRCA**

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)

1 Park Avenue**St Ives****RECOMMENDATION:****Approval**

(It is noted that the application has already been decided)

PL109.08**22/80098/COND**

Conditional Information for 21/02298/FUL: C3 (Proposed Drainage)

26 Burrel Road**St Ives****RECOMMENDATION:****Approval**

(It is noted that the application has already been decided)

Chairman's Initials

PL111.00

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:

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

RESOLVED: The information was received and noted. No further comments were made.

Chairman:

Dated: 27 April 2022

Chairman's
Initials

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
27 April 2022

Application No Applicant/Agent	Proposed Development	Link to website	Comments
22/00522/FUL Mr Roshid Choudhury Sisco Architecture Ltd 18 The Broadway St Ives PE27 5BN	Single Storey Extension to the front and side of the existing property 138 Burstellers St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R84HRNIKKR900	
22/00551/FUL Mr Lee Weatherall Landscape House Premier Way Lowfields Business Park Elland HX5 9HT	Change of use to storage yard (use class B8) and HGV parking area to form an extension to the existing open storage, distribution and parking area. Land east of Park and Ride Meadow Lane St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R88DHQIKKTBO0	
22/00630/FUL Mr Shahid Naseem Mr Richard Biddle 60 Maytrees St Ives PE27 5WZ	First floor rear extension 19 Fairfields St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R8OSA4IKLOS00	

<p>22/00846/TRCA</p> <p>Mr Miles St Ives Tree and Garden Services 99 London Road St Ives PE27 5EZ</p>	<p>T1 Ash tree to be felled to ground level due to excessive shading and cavity at base. T2 Oak to be reduced by 3mtrs all over and shaped accordingly due to size of tree.</p> <p>15 Westwood Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=RA2S9MIKLM200</p>	
<p>22/80100/COND</p> <p>Laura Robinson Barratt Northampton Barratt House Sandy Way Grange Park Northampton NN4 5EJ</p>	<p>Conditional Information for 1301895OUT: C17 (Travel Plan)</p> <p>Land at former Golf Course Houghton Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R9M750IKLF200</p>	
<p>22/80102/COND</p> <p>Laura Robinson Barratt Northampton Barratt House Sandy Way Grange Park Northampton NN4 5EJ</p>	<p>Conditional Information for 19/01671/FUL: C8 (Contamination)</p> <p>Land at former Golf Course Houghton Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R9M77LIKLF600</p>	