



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: 1 June 2022

Cllrs B Chapman, C Morgan, C Smith, A Thompson, J Tiddy, N Wells, J Kerr, P Pope (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 8 June 2022 at 7.00 pm**.

Philip Truppin
Locum Town Clerk

AGENDA

PL10.00 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

PL11.00 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.

PL12.00 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.

PL13.00 MINUTES

To confirm as a correct record the Minutes of the Planning Committee held on 25 May 2022 (copy herewith).

PL14.00 PLANNING APPLICATIONS

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

PL15.00 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 Town Hall on Wednesday 25 May 2022**

Present:

Town Mayor: Councillor P Pope

Councillors: A Thompson, B Chapman, N Wells, C Morgan, C Smith

In attendance:

Councillors: M Burke

Locum Town Clerk: P Truppin

Deputy Clerk: M Price

Democratic Officer: S Rawlinson

The Town Mayor opened the meeting.

PL01.00 APPOINTMENT OF CHAIRMAN

RESOLVED: that Councillor N Wells be appointed Chairman for the municipal year 2022/23.

[Councillor Wells in the Chair]

PL02.00 APPOINTMENT OF VICE CHAIRMAN

RESOLVED: that Councillor C Smith be appointed Vice Chairman for the municipal year 2022/23.

PL03.00 APOLOGIES

Apologies were received from Councillor J Tiddy and Councillor J Kerr (both Personal).

PL04.00 DECLARATIONS OF INTEREST

Application No 22/00911/TREE – Councillor C Morgan – other interest as a neighbour of the applicant.

Agenda Item PL08.00 – Councillor P Pope – other interest as the owner of a hospitality business close to the premises.

Agenda Item PL08.00 – Councillor N Wells – other interest as a neighbour of the premises.

PL05.00 PUBLIC PARTICIPATION

The Civic Society of St Ives made the following comments:

21/01948/FUL - 14 Crown Street - In 2018 when considering the original application, both the Society and this Planning Committee were concerned about parking in Crown Street. District and County Councillors objected and mentioned the extent to which Taxis were already parking in Crown Street.

The Case Officer commented: *Due to the above concerns with regards to parking, operating hours, the difference between surrounding businesses, the Council considers that it is necessary to implement a temporary consent so the impact of the business can be monitored, something the applicants have agreed too. The Local Planning Authority considers that any adverse impacts are not significant enough for refusal can be mitigated with conditions.*

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However a temporary consent will prove this for certain. If the development proves to be successful then the applicant will be able to reapply for an extension to the consent.

Events have proved the concerns to be well founded. Taxis, often more than one, arrive and leave. They park partly on the pavement and force other vehicles to drive along the opposite pavement. Consequently the pavements become damaged. Repairs have been carried out by County Highways. It was disingenuous of the Case Office to comment other bodies control parking. The Society will be pleased if the application is recommended for refusal.

22/0842/FUL - 32 Waveney Road - The conversion of the garage to a habitable room and the closure of access to the rear, other than through the house, is likely to result in refuse bins being stored to the front of the premises. The Society will be pleased if a condition is attached requiring the provision of a bin store for all bins.

22/00869/FUL - 7 Free Church Passage - Each of the four dwellings has access via Chapel Lane. This narrow lane has no footpath and is used extensively for car parking both by taxis and take away collections. It often becomes quite lively in the evening. The proposal to fit each dwelling with an open ironwork gate to the Lane may result in the store becoming a rubbish depository.

22/01030/FUL - 10 Albemarle Road - The present application is similar to a recent, refused, application. The slight changes made to the roofline do little to remedy the fact that the extension will have a detrimental effect on the adjacent properties in Stirling Road. These occupiers will suffer loss of light, sunlight and outlook. It should be recommended for refusal.

22/01032/FUL - 8 Hazel Way - This proposal will considerably increase the size of the property. The existing garage will be lost and there is a considerable risk of a large number of cars parking and overflowing the very limited space available, a space that is not defined and used by other neighbours. Easy access to the rear of the property will be reduced, consequently it is likely refuse bins will be stored to the front of the property.

On balance the application should be recommended for refusal, however, if permitted a condition should be included to require refuse bins to be stored in the cycle store or in a new refuse bin store.

PL06.00**MINUTES**

RESOLVED: that the Minutes of the Planning Committee held on 27 April 2022 are confirmed as a correct record and signed by the Chairman.

PL07.00**PLANNING APPLICATIONS**

Consideration was given to the following planning applications:

PL07.01 21/01948/FUL

Change of use from (A1) retail to taxi business (sui generis) following the expiry of the temporary consent - planning reference 18/00326/FUL

14 Crown Street

St Ives

RECOMMENDATION:**Refusal**

There are already considerable parking issues in Crown Street

Clarification is sought on the arrangements for parking/picking up passengers etc

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Pavements are damaged and access for pedestrians and wheelchair users is severely restricted. Other road users are forced to drive along the opposite pavement.

It is noted that despite the statement in section 1.6 of the design and access statement, T&T taxis continue to park outside 14 Crown Street.

- PL07.02** **21/02471/FUL**
Rear two storey extension
25 High Leys
St Ives
- RECOMMENDATION:** **Approval**
Appropriate scale of development
Similar to other extensions in the area
- PL07.03** **22/00579/FUL**
Domestic porch and single storey rear extension
12 Hill Rise
St Ives
- RECOMMENDATION:** **Refusal**
The porch is out of keeping with the street scene.
- PL07.04** **22/00695/FUL**
New external air conditioning condensers
23 Crown Street
St Ives
- RECOMMENDATION:** **Approval**
No adverse impact on the street scene
- PL07.05** **22/00745/FUL**
Single and two storey rear extension
6 High Leys
St Ives
- RECOMMENDATION:** **Approval**
Appropriate scale of development for the site.
- PL07.06** **22/00842/FUL**
To convert the single garage into a habitable room connected to the main dwelling with a habitable hallway
32 Waveney Road
St Ives
- RECOMMENDATION:** **Approval Subject to**
Arrangements being made for adequate bin storage.

- PL07.07** **22/00869/FUL**
 Conversion of existing building, currently use class E(g)(i), to 4 dwellings. Prior Approval has already been granted - application no : 21/02264/PIAPA. Each dwelling to have individual, private street access Each dwelling to have 1/2 bedrooms, open plan living / kitchen area, storage and bathroom. External fabric of existing building to be modified in order to provide natural lighting, ventilation and door access to street.
7 Free Church Passage
St Ives
- RECOMMENDATION:** **Approval Subject to**
 Clarification on bin and cycle storage
- PL07.08** **22/00872/FUL**
 Demolish existing garage and construct two storey side extension
82 Burstellars
St Ives
- RECOMMENDATION:** **Approval Subject to**
 There being no further increase in the size of the Development.
- PL07.09** **22/00899/FUL**
 Single storey rear extension and internal alterations
30 Erica Road
St Ives
- RECOMMENDATION:** **Approval**
 Appropriate scale of development.
- PL07.10** **22/00903/FUL**
 Construction of a Garage/Utility Room with Pitched Roof (Pursuant to Approval 0301808FUL)
32 All Saints Green
St Ives
- RECOMMENDATION:** **Approval**
 Appropriate scale of development.
- PL07.11** **22/00911/TREE**
 Please see attached tree survey with work specificaton. Note - no works are to be undertaken to T2, T42,T43,T51,T52,T53. Reasons for the work being undertaken is for good Arboricultural management of the trees with safety and longevity in mind for the trees within their responsibility
Enderby's Wharf
London Road
St Ives
- RECOMMENDATION:** **Approval**
 Extent of works to be agreed with Arboricultural Officer

PL07.12 **22/00928/FUL**
Proposed rear two storey extension
24 Brigham Crescent
St Ives

RECOMMENDATION: **Approval**
Appropriate scale of development.

PL07.13 **22/01030/FUL**
Proposed two storey extension to the side and rear of the property, extension above the existing porch
10 Albemarle Road
St Ives

RECOMMENDATION: **Refusal**
Considerable over-shadowing of neighbouring property.

PL07.14 **22/01032/FUL**
Two storey extension to the side and rear of the dwelling
8 Hazel Way
St Ives

RECOMMENDATION: **Refusal**
Overdevelopment.

PL08.00 **PAVEMENT LICENCE APPLICATION – THE COMMUTE CAFÉ**

The Town Mayor and Locum Clerk had, due to time constraints following the election, responded under delegated authority to a request for a pavement licence outside the Commute Café in The Broadway.

The response provided had been *“The Town Council holds the view that the double line of tables proposed is too much as it encroaches onto the pavement too far. We would not object to 4 tables in total, each with 4 chairs, as a single row since they can be contained in the wider paved area as the building is set back.”*

RESOLVED: that the response provided, under delegated authority, by the Town Mayor and the Locum Clerk be agreed and ratified.

PL09.00 **DEVELOPMENT MANAGEMENT COMMITTEE**

It was noted that no meetings of the Committee had yet been held.

Chairman:

Dated: 8 June 2022

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APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
8 June 2022

Application No Applicant/Agent	Proposed Development	Link to website	Comments
22/00661/FUL Mr Zaghum Ali Mr Richard Biddle 60 Maytrees St Ives PE27 5WZ	Proposed removal of existing garage and replace with 2 storey dwelling 7 The Mallards St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R8U3DUIK0HJ00	
22/00795/ADV Mr Matthew Hays 12 The Rosary Fen Drayton 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=R9TCSOIK00S00	
22/00881/FUL Mr Poppy Ball Mr Aurimas Leliukas 28 Pheasant Rise Bar Hill CB23 8SA	First floor rear extension and internal amendments. 43 Green Leys St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=RA9NJSIKLP900	

<p>22/01018/NMA</p> <p>Mr and Mrs Parsons Bassett Architects 24 Burkett Way Histon CB24 9XU</p>	<p>Amendment to 21/02840/HHFUL: Changes to the rear elevation - Mirroring the location of the windows facing the rear garden</p> <p>39 Tenterleas St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=RBEL5TIK0HJ00</p>	
<p>22/01036/s73</p> <p>Mr Daniels Gary Johns Architects 44 Silver Street Ely CB7 4JF</p>	<p>Variation of condition 2 (Plans) and 6 (In accordance with FRA including levels) for 20/02206/FUL to increase in the Finished Floor Level as stated on the plans and sections and within Condition 6 of the planning approval</p> <p>Old Sub Station Priory Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=RBM16DIKM7S00</p>	
<p>22/01102/FUL</p> <p>W P Design Ian Waters Design Ltd 43 Needingworth Road St Ives PE27 5JT</p>	<p>Construction of new dwelling with associated outbuilding and parking</p> <p>9 Alabama Way St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=RC0RTXIKMF200</p>	
<p>22/80083/COND</p> <p>Mr M Sandford Glasshouse 27 Chapel Lane Letty Green SG14 2PA</p>	<p>Conditional information for 19/02280/FUL: C7 (Floor and Site Levels), C8 (Surface Water Drainage), C9 (Land Contamination), C11 (Access Drainage Details), C13 (Hard Surfacing) and C16 (Evacuation Drainage)</p> <p>Land north of The How Houghton Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R8L8NTIKKZS00</p>	