



St Ives Town Council

Twinned with Stadthallendorf

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: 4 August 2022

Clrs B Chapman, C Morgan, C Smith, A Thompson, J Tiddy, N Wells, J Kerr, M Gleadow

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 10 August 2022 at 7.00 pm.**

Proper Officer Locum Clerk Diane Baylis

AGENDA

- PL36.00 APOLOGIES FOR ABSENCE**
To receive and note apologies for absence.
- PL37.00 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.
- PL38.00 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.
- PL39.00 MINUTES**
To confirm as a correct record the Minutes of the Planning Committee held on 27 July 2022 (copy herewith).
- PL40.00 PLANNING APPLICATIONS**
To consider the attached list of Planning Applications received (copy herewith).
- PL35.00 DEVELOPMENT MANAGEMENT COMMITTEE**
To receive information from Development Management Committee (if any).

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held in the Town Hall on Wednesday 27 July 2022**

Present:

Chairman: Councillor N Wells

Vice Chairman: Councillor C Smith

Councillors: J Tiddy, J Kerr, M Gleadow, P Pope (ex officio)

In attendance:

Locum Town Clerk: P Truppin

Amenities Manager: M Price

Democratic Officer: S Rawlinson

PL30.00 APOLOGIES

Apologies were received from Councillor R Chapman, C Morgan and A Thompson (all Personal).

PL31.00 DECLARATIONS OF INTEREST

No declarations were made.

PL32.00 PUBLIC PARTICIPATION

A representative of the Civic Society of St Ives made the following comments:

22/01312/ADV - Whilst the sign and its wording is not objected to, the background colour will not harmonise with its surroundings in the conservation area of St Ives. Varsity Consulting use this colour in their other publicity for text. The Society will be pleased if the colours are reversed, i.e. text in purple and a white background

22/01429/FUL - Clearly new use should be made of this important site and it maybe that demolition and reconstruction is, in some ways, preferable to the recently approved application for this site. However, demolition will bring with it considerable problems: noise, dust and additional vehicle movements.

Already, HDC Environmental Health has requested their standard restrictions be included. Whilst welcome, these are insufficient for the town centre of St Ives. Consideration also needs to be given to production and compliance with:

- a Traffic Management Plan,
- special arrangements for work during Monday, Friday and Farmer's markets
- ditto for road closures for events (especially Remembrance Sunday, but also the annual Fair).

It is likely that hoardings will be installed around the site, consequently narrowing the footpaths. In order to maintain a two way width for wheeled footpath users this may require building up the road level to footpath level. The requirement for such measures should be included within any planning approval.

22/01497/FUL - The drawings showing existing elevations omit the existing wall mounted air conditioning units. Whilst these are currently disguised by foliage if they were to be retained they detract considerably from the attractiveness of the existing property. Interestingly the units (together with associated conduit), two on the north elevation and five on the south elevation, are shown on the recent, and as yet undecided, application.

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PL33.00 MINUTES

RESOLVED: that the Minutes of the meeting held on 13 July 2022 be confirmed as a correct record and signed by the Chairman.

PL34.00 PLANNING APPLICATIONS

Consideration was given to the following:

PL34.01 22/01312/ADV

1200mm x 500mm gloss foamex sign fixed at high level to brickwork advertising the business occupying the premises

Offices above 3 Foundry Walk

St Ives

RECOMMENDATION: Refusal

The colour scheme is overbearing and impacts unfavourably on the street scene.

PL34.02 22/01423/FUL

Her Majesty the Queen Platinum Jubilee Bandstand

Land North West Of Norris Library And Museum

The Waits

St Ives

OBSERVATION:

No comment as this is the Council's application.

PL34.03 22/01439/FUL

Erection of a three-storey building following the demolition of the existing building (11-12 The Pavement) 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:

Refusal

Demolition would create highly unfavourable conditions for local traders, shoppers and residents and be hugely disruptive.

Would prefer that the applicant reverted to their original approved plan to make internal alterations.

Should the plan receive HDC's approval the Committee would wish to see the following in place:

- A traffic management plan
- Special arrangements for work during the Monday and Friday markets and the Saturday Farmers' Markets

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- Special arrangements for road closures for events such as Remembrance Sunday and the Michaelmas Fair

Consideration should be given to the presence of hoardings reducing the pavement width for wheeled footpath users. Measures should be put in place for this within any planning approval.

PL34.04 **22/01490/FUL**
Proposed new double garage
1 High Leys
Houghton Road
St Ives

RECOMMENDATION: **Approval**
Appropriate scale of development for the size of plot.

PL34.05 **22/01495/FUL**
Change of Use from tanning studio (sui generis) to a travel agents (Class E)
4 Bridge Street
St Ives

RECOMMENDATION: **Approval**
Appropriate change of use.

PL34.06 **22/0149/FUL**
Proposed extensions and change of use from doctor's surgery to residential Dwelling
8 Broad Leas
St Ives

RECOMMENDATION: **Approval**
The Committee prefers this proposal to the previous application to create flats.

PL34.07 624 – Holm Oak – Reduce limbs to allow 1-2m clearance of the wires. Reason: Clearance away from utilities.
St Ives Parish Church
Church Street
St Ives

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

PL35.00 **DEVELOPMENT MANAGEMENT COMMITTEE**
No items relating to St Ives.

Chairman:

Dated: 10 August 2022

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APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
10 August 2022

Application No Applicant/Agent	Proposed Development	Link to HDC website	Comments
22/01226/FUL Mr Fida Hussain Richard Biddle 60 Maytrees St Ives PE27 5WZ	Proposed extension of existing building at ground floor level for storage and construction of a first-floor extension to create a three-bedroom flat Jamia Mosque Needingworth Road St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=RRCR5V2IKMSX00	
22/01585/TRCA Ms Kathy Spencer 33 Needingworth Road St Ives PE27 5JT	To remove 5 x ash trees to create 2 x off road parking spaces for 33 and parking spaces x 2 for 35. No 35 have put in 4 new trees last year in their garden to replace these 33 Needingworth Road St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=RFB9V1IK0HJ00	
22/01568/FUL Mr Fountain JPT Design Consultants Ltd The Studio 23 Halifax Road Upper Cambourne CB23 6AX	Proposed new 3 bed dwelling 11 Spinney Way St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=RF9CZRIKG7800	

<p>22/80225/COND</p> <p>Mr John Gray Brown & Co The Fairways Wyboston Lakes Great North Road Bedfordshire MK44 3AL</p>	<p>Conditional Information for 20/01030/FUL: C2 (Eco Mitigation)</p> <p>The Barn Overcote Lane Needingworth St Ives PE27</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=RFBD6DIK8K00</p>	
<p>22/01635/NMA</p> <p>David Maynell Sisco Architecture Ltd 18 The Broadway St Ives PE27 5BN</p>	<p>Non-material amendment of 21/01428/FUL to add two small additional contemporary windows on the south elevation</p> <p>25 - 27 Bridge Street St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=RFO986IK0HJ00</p>	
<p>22/01652/TREE</p> <p>Mr Richard Rowlands Ms Elizabeth Greenwood 10 Knight Street Sawbridgeworth CM21 9AT</p>	<p>T46 Scots pine- remove to protect long term safety of the dwelling</p> <p>The How Houghton Road St Ives PE27 6RP</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=RFQ99BIKFS00</p>	
<p>22/80236/COND</p> <p>Mr Ollie Crofts Mr James Garner (James Garner Architecture Limited) Unit CO3 The Manor Tur Leicestershire LE8 0PJ</p>	<p>Discharge of conditions 16 (CEMP) and 26 (Contamination) of 20/00285/FUL</p> <p>F Vindis and Sons Ltd Low Road Fenstanton St Ives PE27 5EL</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=RFXD3PIKHL00</p>	