



# ST IVES TOWN COUNCIL

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**TWINNED WITH STADTALLENDORF**

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Issued: 21 September 2022

**Cllrs 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 28 September 2022 at 8.00 pm.**

**Proper Officer Locum Clerk Diane Bayliss**

## **AGENDA**

**PL42.00 APOLOGIES FOR ABSENCE**

To receive and note apologies for absence.

**PL43.00 DECLARATIONS OF INTEREST**

**PL43.01 Making Declarations of Interest**

Clarification of the policy and procedures for Members to declare interests during all Council and Committee meetings (copy herewith).

**PL43.02 Retrospective Declarations**

An opportunity for Members to give Declarations for past meetings where they either did not declare an interest or it was not recorded.

**PL43.03 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.

**PL44.00 PUBLIC PARTICIPATION**

A maximum of 15 minutes in total is permitted for members of the public to address the Committee in accordance with the Town Council's approved Public Participation Policy. Each participant will be limited to 3 minutes in which to make their comments.

**PL45.00 MINUTES**

To confirm as a correct record the Minutes of the Planning Committee held on 10 August 2022 (copy herewith).

**PL46.00 PLANNING APPLICATIONS**

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

**PL47.00 DEVELOPMENT MANAGEMENT COMMITTEE**

To receive information from DMC (if any).

**EXTRACT FROM CODE OF CONDUCT 2020**

**Appendix B Registering interests**

Within 28 days of becoming a member or your re-election or re-appointment to office you must register with the Monitoring Officer the interests which fall within the categories set out in **Table 1** (Disclosable Pecuniary Interests) which are as described in "The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012". You should also register details of your other personal interests which fall within the categories set out in **Table 2** (Other Registerable Interests).

"Disclosable Pecuniary Interest" means an interest of yourself, or of your partner if you are aware of your partner's interest, within the descriptions set out in Table 1 below.

"Partner" means a spouse or civil partner, or a person with whom you are living as husband or wife, or a person with whom you are living as if you are civil partners.

1. You must ensure that your register of interests is kept up-to-date and within 28 days of becoming aware of any new interest, or of any change to a registered interest, notify the Monitoring Officer.

2. A 'sensitive interest' is as an interest which, if disclosed, could lead to the councillor, or a person connected with the councillor, being subject to violence or intimidation.

3. Where you have a 'sensitive interest' you must notify the Monitoring Officer with the reasons why you believe it is a sensitive interest. If the Monitoring Officer agrees they will withhold the interest from the public register.

**Non participation in case of disclosable pecuniary interest.**

4. Where a matter arises at a meeting which directly relates to one of your Disclosable Pecuniary Interests as set out in **Table 1**, you must disclose the interest, not participate in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest, just that you have an interest. Dispensation may be granted in limited circumstances, to enable you to participate and vote on a matter in which you have a disclosable pecuniary interest.

5. [Where you have a disclosable pecuniary interest on a matter to be considered or is being considered by you as a Cabinet member in exercise of your executive function, you must notify the Monitoring Officer of the interest and must not take any steps or further steps in the matter apart from arranging for someone else to deal with it]

**Disclosure of Other Registerable Interests**

6. Where a matter arises at a meeting which directly relates to the financial interest or wellbeing of one of your Other Registerable Interests (as set out in **Table 2**), you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting but

otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

### **Disclosure of Non-Registerable Interests**

7. Where a matter arises at a meeting which directly relates to your financial interest or well-being (and is not a Disclosable Pecuniary Interest set out in **Table 1**) or a financial interest or well-being of a relative or close associate, you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

8. Where a matter arises at a meeting which *affects* –

a. your own financial interest or well-being;

b. a financial interest or well-being of a relative or close associate; or

c. a financial interest or wellbeing of a body included under Other Registrable Interests as set out in **Table 2** you must disclose the interest. In order to determine whether you can remain in the meeting after disclosing your interest the following test should be applied.

9. Where a matter (referred to in paragraph 8 above) *affects* the financial interest or well-being:

a. to a greater extent than it affects the financial interests of the majority of inhabitants of the ward affected by the decision and;

b. a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest.

You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

10. [Where you have an Other Registerable Interest or Non-Registerable Interest on a matter to be considered or is being considered by you as a Cabinet member in exercise of your executive function, you must notify the Monitoring Officer of the interest and must not take any steps or further steps in the matter apart from arranging for someone else to deal with it]

**Table 1: Disclosable Pecuniary Interests**

This table sets out the explanation of Disclosable Pecuniary Interests as set out in the [Relevant Authorities \(Disclosable Pecuniary Interests\) Regulations 2012](#).

Subject	Description
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain. [Any unpaid directorship.]
Sponsorship	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the 19 January 2021 Page 14 of 17 councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council — (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
Land and Property	Any beneficial interest in land which is within the area of the council. 'Land' excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners (alone or jointly with another) a right to occupy or to receive income.
Licenses	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer
Corporate tenancies	Any tenancy where (to the councillor's knowledge)—

	(a) the landlord is the council; and (b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.
Securities	Any beneficial interest in securities* of a body where— (a) that body (to the councillor’s knowledge) has a place of business or land in the area of the council; and (b) either— (i) ) the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/ her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

\* ‘director’ includes a member of the committee of management of an industrial and provident society.

\* ‘securities’ means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

**Table 2: Other Registrable Interests**

You have a personal interest in any business of your authority where it relates to or is likely to affect:

- a) any body of which you are in general control or management and to which you are nominated or appointed by your authority
- b) any body
  - (i) exercising functions of a public nature
  - (ii) any body directed to charitable purposes or
  - (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union)

**Minutes of the Meeting of the Planning Committee of St Ives Town Council  
held in the Town Hall on Wednesday 10 August 2022**

**Present:**

Chairman: Councillor N Wells

Vice Chairman: Councillor C Smith

Councillors: M Gleadow, R Chapman, J Kerr, C Morgan

**In attendance:**

Locum Town Clerk: Mrs D Bayliss

Democratic Officer: S Rawlinson

**PL36.00 APOLOGIES**

Apologies were received from Councillor J Tiddy, A Thompson and P Pope (all Personal).

**PL37.00 DECLARATIONS OF INTEREST**

No declarations were made.

**PL38.00 PUBLIC PARTICIPATION**

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

**22/01635/NMA** - The Society generally welcomed the original application, (21/01428FUL) but this was not the version approved by planners. Their request to have two proposed windows with a dormer gable over withdrawn before approval has created the situation where two living rooms would be left without windows. This is surely unacceptable in every way.

The Officers Report commented *“Amendments to ..... remove the new dormers, as originally proposed, have been secured at the Officer’s request to ensure the development will not have a harmful impact on the character of the building and the wider setting of the St Ives Conservation Area.”*

The new proposal to place two, out of character, ‘contemporary’ windows is a very poor solution. This building, by the river, quay walls (grade II), bridge and chapel (both Grade I) is a very important part of the street scene. We consider the new proposal will have a harmful effect on the character of the building. It deserves the very best in planning, consequently this proposal should be refused.

The Society would support the reintroduction of the originally proposed new windows.

**22/01652/TREE** - Rather than lose this grand tree it might be better to find an alternative location for a new building. With the existing one being demolished entirely.

**PL39.00 MINUTES**

**RESOLVED:** that the Minutes of the meeting held on 27 July 2022 be confirmed as a correct record and signed by the Chairman.

Chairman's  
Initials

**PL40.00****PLANNING APPLICATIONS**

Consideration was given to the following applications:

**PL40.01****22/01226/FUL**

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**

**RECOMMENDATION:****Refusal**

The new storage area is of concern and appears to be overdevelopment and may also increase the risk of flooding.

Had the store not been included, the application would have been acceptable.

**PL40.02****22/01585/TRCA**

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**

**RECOMMENDATION:****Refusal**

The information provided is inadequate and a more comprehensive application would be welcomed.

The species of tree is unclear from the documentation.

The view of the Arboricultural Officer would be appreciated on this.

Replacement tree planting is inadequate.

**PL40.03****22/01568/FUL**

Proposed new 3 bed dwelling

**11 Spinney Way**

**St Ives**

**RECOMMENDATION:****Approval**

Appropriate scale of development

In keeping with another extension in Spinney Way.

**PL40.04****22/80225/COND**

Conditional Information for 20/01030/FUL: C2 (Eco Mitigation)

**The Barn Overcote Lane**

**Needingworth**

**OBSERVATION:**

No comment as this is not in St Ives Parish.

Chairman's  
Initials

**PL40.05**      **22/01635/NMA**  
Non-material amendment of 21/01428/FUL to add two small additional contemporary windows on the south elevation  
**25** - The proposed windows are out of keeping with the frontage of the building.  
**27 Bridge Street**  
**St Ives**

**RECOMMENDATION:**      **Refusal**  
The proposed windows are out of keeping with the frontage of the building.

**PL40.06**      **22/01652/TREE**  
T46 Scots pine- remove to protect long term safety of the dwelling  
**The How**  
**Houghton Road**  
**St Ives**

**RECOMMENDATION:**      **Refusal, to removal**  
A preference would be for the crown to be lifted to provide the required clearance as mentioned as an option in the application.

**PL40.07**      **22/80236/COND**  
Discharge of conditions 16 (CEMP) and 26 (Contamination) of 20/00285/FUL  
**F Vindis and Sons Ltd**  
**Low Road**  
**Fenstanton**

**RECOMMENDATION:**      No further comment on this application.

**PL41.00**      **DEVELOPMENT MANAGEMENT COMMITTEE**  
No matters relating to St Ives.

Chairman:

Dated:                      28 September 2022

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**APPLICATIONS FOR PERMISSION FOR DEVELOPMENT**  
**28 September 2022**

Application No Applicant/Agent	Proposed Development	Link to website	Comments
CCC/21/088/FUL  Envar Composting Ltd GP Planning Ltd Icon Innovation Centre Eastern Way Daventry NN11 0QB	Demolition of in-vessel compost buildings/tunnels and ancillary development; construction of a dry anaerobic digestion (AD) facility, pellet fertiliser facility, healthcare waste energy recovery facility, waste transfer station, vehicle re-fuelling station, biomass storage building, surface water storage lagoons, extension to concrete pad and ancillary development including car park <b>Envar Composting Ltd</b> <b>St Ives Road</b> <b>Somersham</b>	<a href="https://planning.cambridgeshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QV5TVBDYLCD00">https://planning.cambridgeshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QV5TVBDYLCD00</a>	
22/01851/FUL and 22/01852/LBC  St Ives Electric Riverboat Company Partners in Planning and Architecture Suite 2 Clare Hall Parsons Green St Ives PE27 4WY	Permanent Retention of a Pontoon, Gang Plank and Handrail (Pursuant to Temporary Approvals 1201898LBC and 1202005FUL) <b>Mooring at The Quay</b> <b>West of 2 Wellington Street</b> <b>St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RH6CBRIKH2200">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RH6CBRIKH2200</a>	
22/00631/FUL  Mr Nasar Isaq Biddleco 60 Maytrees St Ives PE27 5WZ	Proposed end-of-terrace part-single and part-two storey dwelling, first floor side extension and installation of solar panels <b>24 All Saints Green</b> <b>St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R8Q92CIKL1100">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R8Q92CIKL1100</a>	

<p>21/02663/FUL</p> <p>Meadow Park Goose Architects Ltd Goose Architects Studio 18 23 King Street Cambridge CB1 1AH</p>	<p>Erect 2 dormers on the existing roof and replacing roof covering. Replacing and adjusting windows and cladding. Installation of solar PV panels to the roof</p> <p><b>4 Meadow Park Meadow Lane St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R2TWN8IKIE00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R2TWN8IKIE00</a></p>	
<p>22/01056/FUL and 22/01067LBC</p> <p>Mr and Mrs Andy &amp; Dawn Kirkham &amp; Sarll Sisco Architects Ltd 18 The Broadway St Ives PE27 5BN</p>	<p>Demolition of existing ground floor kitchen and first floor bedroom and construction of part single, part two storey rear extension</p> <p><b>8 Cromwell Place St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RBRCV1IKMAF00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RBRCV1IKMAF00</a></p>	
<p>22/01149/FUL and 22/01150/LBC</p> <p>J D Wetherspoon plc Nineteen47 Unit B Ryedale House 58-60 Piccadilly York YO1 0NX</p>	<p>Change of use from Class E (offices) to Class E (restaurant)/Sui Generis (public house) to extend 'The Swan and Angel Public House', including a single storey rear extension, creation of external seating area, extended acoustic fence to rear boundary and associated internal/external alterations</p> <p><b>8-10 Market Hill St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RC6VEXIKMIQ00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RC6VEXIKMIQ00</a></p>	<p>(Correspondence from resident received)</p>

<p>22/01312/ADV</p> <p>Mr Thomas Francis Offices above 3 Foundry Walk St Ives PE27 5FW</p>	<p>1200mm x 500mm gloss foamex sign fixed at high level to brickwork advertising the business occupying the premises</p> <p><b>Offices above 3 Foundry Walk St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RDEXD1IKN2Q00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RDEXD1IKN2Q00</a></p>	
<p>22/01444/FUL</p> <p>Mr D Smith 12 Sheepfold St Ives PE27 5FY</p>	<p>First floor extension above garage</p> <p><b>12 Sheepfold St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=REA8F9IK0HJ00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=REA8F9IK0HJ00</a></p>	
<p>22/01544/FUL</p> <p>Mr Savage Ben Wright 38 Cambridge Villas Godmanchester PE29 2BS</p>	<p>Single storey side extension</p> <p><b>4 All Saints Green St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RF0HK9IKG3Z00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RF0HK9IKG3Z00</a></p>	
<p>22/01652/TREE</p> <p>Mr Richard Rowlands Ms Elizabeth Greenwood 10 Knight Street Sawbridgeworth CM21 9AT</p>	<p>46 Scots pine- remove to protect long term safety of the dwelling</p> <p><b>The How Houghton Road St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RFQN9BIKGFS00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RFQN9BIKGFS00</a></p>	

<p>22/01667/FUL</p> <p>Mrs Saima Al Ishaq Richard Biddle 60 Maytrees St Ives PE27 5WZ</p>	<p>Erection of single storey rear extension and first floor extensions to side and rear</p> <p><b>7 Parkway St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RFXD3AIKHJ00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RFXD3AIKHJ00</a></p>	
<p>22/01670/PIP</p> <p>Mr John Bridgewater 24 Audley Close St Ives PE27 6UJ</p>	<p>Construction of new single bedroom detached retirement bungalow with one off street parking space</p> <p><b>5 Edinburgh Drive St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RFY1BFIKOHJ00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RFY1BFIKOHJ00</a></p>	
<p>22/01746/FUL</p> <p>Mr Hafiaz Binney &amp; Sims Design Bellingham House 2 Huntingdon Street St Neots PE19 1BG</p>	<p>Erection of two storey side, front and rear extension, erection of front porch and single storey rear extension, installation of solar panels and A/C unit</p> <p><b>25 Fairfields St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RGG9GTIKGQ800">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RGG9GTIKGQ800</a></p>	
<p>22/01775/FUL</p> <p>Mr Midgley Studio One 60 High Street Trumpington CB2 9LS</p>	<p>Erection of first floor extension over converted garage, erection of rear conservatory and provision of permeable driveway.</p> <p><b>10 Trent Close St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RGP4TNIKTU00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RGP4TNIKTU00</a></p>	

<p>22/01807/FUL</p> <p>Mr Idram Hussain Biddleco 60 Maytrees St Ives PE27 5WZ</p>	<p>Erection of single storey front extension and 1.5 storey rear extension</p> <p><b>138 Hill Rise St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RGUOSTIKGWP00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RGUOSTIKGWP00</a></p>	
<p>22/01816/s73</p> <p>Mr Tony Tickner Niblett Architecture Ltd 13 The Pines Mardy Abergavenny NP7 6HQ</p>	<p>Variation of condition 2 (Approved Plans) and removal of condition 4 (Lighting) of 21/02298/FUL.</p> <p><b>26 Burrel Road St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RHOMQGIKGYP00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RHOMQGIKGYP00</a></p>	
<p>22/01892/FUL</p> <p>Saima Alishaq Biddleco 60 Maytrees St Ives PE27 5WZ</p>	<p>Erection of single storey rear extension</p> <p><b>41 Erica Road St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RHKM89IKH6W00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RHKM89IKH6W00</a></p>	