



**ST IVES TOWN COUNCIL**  
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**TWINNED WITH STADTALLENDORF**

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Issued: 6 October 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 12 October 2022 at 7.00 pm.**

**Proper Officer Locum Clerk Diane Baylis**

**AGENDA**

**PL48.00 APOLOGIES FOR ABSENCE**

To receive and note apologies for absence.

**PL49.00 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.

**PL50.00 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. Comments will be summarised in the minutes.

**PL51.00 MINUTES**

To confirm as a correct record the Minutes of the Planning Committee held on 28 September 2022 (copy herewith).

**PL52.00 PLANNING APPLICATIONS**

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

**PL53.00 DEVELOPMENT MANAGEMENT COMMITTEE**

To consider appointment of representative to attend DM Committee on 17 October where the following application will be discussed:

**Planning Application 21/01948** – 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.

HDC Officer's recommend Approval.

The Council's Recommendation was: Refusal - There are already considerable parking issues in Crown Street Clarification is sought on the arrangements for parking/picking up passengers etc 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.

Link to Officer report:

<https://applications.huntingdonshire.gov.uk/moderngov/documents/g16677/Public%20reports%20pack%20Monday%2017-Oct-2022%2019.00%20Development%20Management%20Committee.pdf?T=10> )

**Minutes of the Meeting of the Planning Committee of St Ives Town Council  
held in the Town Hall on Wednesday 28 September 2022**

**Present:**

Vice Chairman: Councillor C Smith

Councillors: J Kerr, C Morgan, R Chapman, J Tiddy, A Thompson

**In attendance:**

Proper Officer: D Bayliss

Locum Clerk: M Price

Democratic Officer: S Rawlinson

**PL42.00 APOLOGIES**

An apology was received from Councillor N Wells (HDC commitment).

**PL43.00 DECLARATIONS OF INTEREST**

**PL43.01 Making Declarations of Interest**

**RESOLVED:** that the extract from Standing Orders concerning making declarations of interest is received and noted.

**PL43.02 Retrospective Declarations**

No retrospective declarations were made.

**PL43.03 Declarations of Interest**

**Applications 22/01851/FUL and 22/01852/LBC – Councillors C Morgan and R Chapman – Pecuniary interest in the business.**

**Applications 22/01149/FUL and 22/01150/LBC – Councillor C Smith – Pecuniary interest as a family member is an employee of the company.**

All of the above Members left the meeting during discussion of the relevant applications.

**PL44.00 PUBLIC PARTICIPATION**

All public comments are summarised.

A representative from the Civic Society of St Ives made the following comments.

**CCC/21/088/FUL** - The Society's concerns have not been addressed and its view that the application should be refused stands.

**22/00631/FUL** – This proposal is out of keeping with other properties in the area and should not be approved.

**22/01056/FUL & 22/0167/LBC** – The Society has concerns about the impact of the extension on neighbouring properties.

Chairman's  
Initials

**22/01149/FUL & 22/01150/LBC** – There are concerns about the financial risk to other licensed premises of having such a large venue in the town centre. Management of the extended and separated premises would prove problematic, as would the noise impact of an extended beer garden. It is believed this constitutes overdevelopment and should be refused.

**22/01312/ADV** – The revised colour scheme meets the Society’s approval.

**22/01667/FUL** – This property is in a high flood risk area. The application should be refused.

**22/01746/FUL** – Overdevelopment and loss of street scene amenity - should be refused.

**Agenda Item PL43.02** – A resident expressed concerns at the concept of making retrospective declarations of interest. This was, he stated, a deceitful practice and showed a misunderstanding of fundamental councillor duties.

He queried what happened to decisions taken at the time when declarations were not made as retrospective declarations had no legal standing and also what was the proper procedure in such cases.

The Chairman stated that a written response to the queries raised would be provided.

#### PL45.00

#### MINUTES

**RESOLVED:** that the Minutes of the meeting held on 10 August 2022 are confirmed as a correct record and signed by the Vice Chairman.

#### PL46.00

#### PLANNING APPLICATIONS

Consideration was given to the following applications:

##### PL46.01

##### CCC/21/088/FUL

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

**Envar Composting Ltd**  
**St Ives Road**  
**Somersham**

##### RECOMMENDATION:

##### Refusal

There are no material changes since the previous submission. The new application does not address the issues raised. The Council’s comments seem not to have been taken into consideration; ongoing data that has no evidence or standing will continually result in recommendations for refusal. Our comments from September 2021 and March 2022 stand and are appended to our response.

- PL46.02**      **22/01851/FUL & 22/01852/LBC**  
 Permanent Retention of a Pontoon, Gang Plank and Handrail (Pursuant to Temporary Approvals 1201898LBC and 1202005FUL)  
**Mooring at The Quay**  
**West of 2 Wellington Street**  
**St Ives**
- RECOMMENDATION:**      **Approval**  
 There is no objection to the permanent retention of the pontoon.
- PL46.03**      **22/00631/FUL**  
 Proposed end-of-terrace part-single and part-two storey dwelling, first floor side extension and installation of solar panels  
**24 All Saints Green**  
**St Ives**
- RECOMMENDATION:**      **Refusal**  
 Overdevelopment.  
 Out of keeping with other properties in the Area
- PL46.04**      **21/02663/FUL**  
 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  
**4 Meadow Park**  
**Meadow Lane**  
**St Ives**
- RECOMMENDATION:**      **Approval**  
 In keeping with other properties in the area  
 The inclusion of solar panels is welcomed
- PL46.05**      **22/01056/FUL & 22/0106/LBC**  
 Demolition of existing ground floor kitchen and first floor bedroom and construction of part single, part two storey rear extension  
**8 Cromwell Place**  
**St Ives**
- RECOMMENDATION:**      **Approval Subject to**  
 Confirmation that the owners of adjacent properties are aware of the proposal and have no objections to it.  
 In keeping with similar extensions in the area
- PL46.06**      **22/01149/FUL & 22/01150/LBC**  
 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  
**8-10 Market Hill**  
**St Ives**

**RECOMMENDATION:****Refusal**

Out of keeping to have such a large licensed premises in the town centre.  
 Overdevelopment  
 Concerns about additional noise and refuse.  
 Combining a listed building with a former warehouse property is incongruous  
 Confusion on how the site will be managed  
 Unclear on access arrangements, deliveries etc.  
 It is noted that noise measurement was conducted at a time when the venue was not busy with customers sitting outside.

**PL46.07****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:****Approval**

Sign is much improved from previous proposal

**PL46.08****22/01444/FUL**

First floor extension above garage

**12 Sheepfold****St Ives****RECOMMENDATION:****Approval Subject to**

Neighbours having no objection  
 In keeping with the area

**PL46.09****22/01544/FUL**

Single storey side extension

**4 All Saints Green****St Ives****RECOMMENDATION:****Approval**

Appropriate scale of development  
 In keeping with other extensions in the area

**PL46.10****22/01652/TREE**

46 Scots pine- remove to protect long term safety of the dwelling

**The How****Houghton Road****St Ives****RECOMMENDATION:****Refusal**

Insufficient justification for removal of tree  
 Preservation of trees on the site was a condition of the original planning approval

- PL46.11**      **22/01667/FUL**  
Erection of single storey rear extension and first floor extensions to side and rear  
**7 Parkway**  
**St Ives**
- RECOMMENDATION:**      **Refusal**  
There is a serious risk of flooding in this area
- PL46.12**      **22/01670/PIP**  
Construction of new single bedroom detached retirement bungalow with one off street parking space  
**5 Edinburgh Drive**  
**St Ives**
- RECOMMENDATION:**      **Refusal**  
Insufficient information provided to make a Determination
- PL46.13**      **22/01746/FUL**  
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  
**25 Fairfields**  
**St Ives**
- RECOMMENDATION:**      **Refusal**  
Overdevelopment  
Out of keeping with the street scene
- PL46.14**      **22/01775/FUL**  
Erection of first floor extension over converted garage, erection of rear conservatory and provision of permeable driveway.  
**10 Trent Close**  
**St Ives**
- RECOMMENDATION:**      **Approval**  
Appropriate scale of development  
In keeping with other extensions in the area
- PL46.15**      **22/01807/FUL**  
Erection of single storey front extension and 1.5 storey rear extension  
**138 Hill Rise**  
**St Ives**
- RECOMMENDATION:**      **Approval**  
Appropriate scale of development  
In keeping with other extensions in the area
- PL46.16**      **22/01816/s73**  
Variation of condition 2 (Approved Plans) and removal of condition 4 (Lighting) of 21/02298/FUL.  
**26 Burrel Road**  
**St Ives**

**RECOMMENDATION:**

**Approval**

There is no objection to the variation of conditions

**PL46.17**

**22/01892/FUL**

Erection of single storey rear extension

**41 Erica Road**

**St Ives**

**RECOMMENDATION:**

**Approval**

Appropriate scale of development

In keeping with other extensions in the area

**PL47.00**

**DEVELOPMENT MANAGEMENT COMMITTEE**

It was noted that at a meeting on 26 September, the Committee approved Application 22/01102/FUL – Construction of new dwelling with associated outbuilding and parking (part retrospective), 9 Alabama Way, St Ives.

Chairman:

Dated:

12 October 2022

Chairman's  
Initials



**APPLICATIONS FOR PERMISSION FOR DEVELOPMENT**  
**12 October 2022**

| Application No<br>Applicant/Agent   | Proposed Development   | Link to website   | Comments |
|---|--|---|----------|
| 22/01156/FUL<br><br>Scantlebury<br>8E Harding Way<br>St Ives<br>PE27 3WR                    | Changing the use of the building from a storage warehouse to a garage/MOT station. Moving a roller shutter door from one side of the building to a more central position in order to gain more height for larger vehicles<br><br><b>8E Harding Way</b><br><b>St Ives</b> | <a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RCDKURIKMA00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RCDKURIKMA00</a>   |          |
| 22/01698/FUL<br><br>Mr Attif Rabani<br>Richard Biddle<br>60 Maytrees<br>St Ives<br>PE27 5WZ | Proposed two storey extension to the side and rear of the property, extension above the existing porch<br><br><b>10 Albemarle Road</b><br><b>St Ives</b>   | <a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RG4ZV2IKGL900">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RG4ZV2IKGL900</a> |          |
| 22/01710/FUL<br><br>Mr and Mrs Jonathan Trahearn<br>21 Stirling Road<br>St Ives<br>PE27 3UU | 2 storey rear and first floor side extension<br><br><b>2 Windsor Close</b><br><b>St Ives</b>   | <a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RGABH6IKGMP00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RGABH6IKGMP00</a> |          |

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| <p>22/01871/TRCA</p> <p>HML Group<br/>Williams Tree Surgery<br/>15 Prince George Drive<br/>Oundle<br/>PE8 4JS</p>                                | <p>Felling a 1 metre by 8 metre area of growth, consisting of two elder trees, four small hawthorns, and a small holly and small yew tree. Felling a second area of privet hedge, measuring 1 metre by 3 metres.</p> <p><b>21 Robbs Walk<br/>St Ives</b></p> | <p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RHDILWIKH4700">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RHDILWIKH4700</a></p> |  |
| <p>22/01925/FUL</p> <p>Gridserve Sustainable Energy Ltd<br/>Jones Lang LaSalle<br/>The Senate<br/>Southernhay Gardens<br/>Exeter<br/>EX1 1UG</p> | <p>Erection of Electric Vehicle Charging Hub and associated infrastructure</p> <p><b>Abbey Retail Park<br/>Harrison Way<br/>St Ives</b></p>  | <p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RHSN5GIKH000">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RHSN5GIKH000</a></p>   |  |