



ST IVES TOWN COUNCIL

Town Hall, Market Hill, St Ives,

Huntingdonshire PE27 5AL

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TWINNED WITH STADTALLENDORF

Issued: 17 November 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 23 November 2022 at 7.45 pm.**

Matthew Price – Locum Clerk

AGENDA

PL67.00 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

PL68.00 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.

PL69.00 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.

PL70.00 MINUTES

To confirm as a correct record the Minutes of the Planning Committee held on 9 November 2022 (copy herewith).

PL71.00 PLANNING APPLICATIONS

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

PL72.00 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 9 November 2022**

Present:

Vice Chairman: Councillor C Smith

Councillors: J Tiddy, J Kerr, R Chapmen, M Gleadow, C Morgan

In attendance:

Councillor: M Setchell

Responsible Officer: D Bayliss

Locum Clerk: M Price

Democratic Officer: S Rawlinson

PL61.00 APOLOGIES

An apology was received from Councillor N Wells (Personal). An apology was received from Councillor A Thompson (Personal) which was not given to the meeting.

PL62.00 DECLARATIONS OF INTEREST

Application 22/02166/s73 – Councillor R Chapman – non pecuniary interest as a resident of Great Farthing Close.

PL63.00 PUBLIC PARTICIPATION

Flooding – Councillor Setchell informed the meeting that a meeting had been held with the Environment Agency, Anglian Water and HDC.

The FLAG group was actively trying to get more control over new builds. The Environment Agency had agreed to move the maintenance boundary for Parsons Drove drain which would now be moved from McDonalds to nearer Holywell.

PL64.00 MINUTES

RESOLVED: the Minutes of the Meeting held on 26 October 2022 were agreed and signed by the Vice Chairman.

PL65.00 PLANNING APPLICATIONS

Consideration was given to the following applications:

PL65.01 22/02029/CLPD

Proposed new dormer extension to rear elevation at first-floor level
7 Oak Tree Close
St Ives

RECOMMENDATION: **Approval**
Appropriate scale of development
No adverse impact on street scene

Chairman's
Initials

- PL65.02** **22/02069/TRCA**
Willow tree needs cutting back to a manageable size. Remove branch on east and remediate storm damage. Therefore, re-pollard to approximately 9 metres
Rheola
Broad Leas
St Ives
- RECOMMENDATION:** **Observation**
Would have no objection Subject to the Arboricultural Officer confirming that the extent of pollarding is appropriate.
- PL65.03** **22/02106/FUL**
Single storey extension to link existing dwelling with existing gymnasium. Increase in the width of first floor dormer window. Extension to rear first floor bedroom. revised roof over the dormer window
44 St Audrey Lane
St Ives
- RECOMMENDATION:** **Approval**
Appropriate scale of development
No adverse impact on street scene
- PL65.04** **22/02166/S73**
Variation of condition 2 of 19/01001/HHFUL - change of facade from render finish to black composite cladding
44 Great Farthing Close
St Ives
- RECOMMENDATION:** **Observation**
If this property is in the conservation area would such a change be in keeping with other properties in the area?
- PL65.05** **22/02209/FUL**
Proposed garden room
43 Fairfields
St Ives
- RECOMMENDATION:** **Refusal**
Overdevelopment.
- PL65.06** **22/02243/TRCA**
T1 - Cedar tree - Remove to ground level - roots lifting block paving around tree and becoming a health and safety issue for the residents, Encroaching on building and causing an active nuisance to the residents as blocking light from building
The Cloisters
Priory Road
St Ives

RECOMMENDATION:**Refusal**

Would prefer removal of the paving and replacement with gravel and/or fencing off for safety reasons.

This is the only tree within an area of 200m. Would wish to have the advice of the Arboricultural Officer on this.

PL65.07**22/02260/FUL**

Erection of 1st floor side extension, single storey side and single storey rear extensions

**39 Chestnut Road
St Ives**

RECOMMENDATION:**Approval**

Appropriate scale of development.

In keeping with other extensions in the area.

Any new hard surfaces added should be of permeable material and rainwater should be collected.

PL65.08**22/80327/COND**

Discharge of Condition 28 (Contamination) of 18/02726/FUL

**Former Car Showroom
London Road
St Ives**

RECOMMENDATION:**Observation**

Clarification is sought on what is to happen to the two gas tanks on the site.

PL66.00**DEVELOPMENT MANAGEMENT COMMITTEE**

No matters relating to St Ives.

Chairman:

Dated:

23 November 2022

Chairman's Initials

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
23 November 2022

Application No Applicant/Agent	Proposed Development	Link to website	Comments
22/02183/FUL Mr Zack Turner Arkplan Architectural Limited Lytchett House 13 Freeland Park Wareham Road Poole BH16 6FA	Erection of single storey side extension. 43 Great Farthing Close St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=RK1THRIKIA200	
22/02274/FUL Mr Mustafa Malik Richard Biddle 60 Maytrees St Ives PE27 5WZ	Proposed two storey extension to the front, side and rear of the property, enlarge existing porch. This application is a modification of application 20/02116/HHFUL, approved 19 April 2021 8 Warren Road St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=RKO4O8IKIJM00	
22/02356/NMA Attif Rabini Biddleco 60 Maytrees St Ives PE27 5WZ	Non-material amendment of 20/02560/HHFUL to add an additional door and window to the ground floor 99 Burstellars St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=RLCCDEIKITF00	