



# St Ives Town Council

## Twinned with Stadtallendorf

Town Clerk: Alison Benfield BA (Hons) FSLCC

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Issued: 20 January 2022

**Councillors N Dibben, T Drye, J Tiddy, D Rowe, N Wells, C Smith, J Kerr, S Mokbul,  
P Hussain (ex officio)**

You are hereby summoned to attend a Meeting of the **Planning Committee** of St Ives Town Council to be held in the **Flex Room at the Corn Exchange** on **Wednesday 26 January 2022** at **7.00 pm**

**Nicci Sewell**  
**LOCUM TOWN CLERK**

### **AGENDA**

- PL79.00 APOLOGIES FOR ABSENCE**  
To receive and note apologies for absence.
- PL80.00 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.
- PL81.00 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.
- PL82.00 MINUTES**  
To confirm as a correct record the Minutes of the Planning Committee held on 8 December 2021 (copy herewith) and to note that the meetings scheduled for 22 December and 12 January were not held.
- PL83.00 PLANNING APPLICATIONS**  
To consider the attached list of Planning Applications received (copy herewith).

**PL84.00 DEVELOPMENT MANAGEMENT COMMITTEE**  
To receive information (if any) relating to St Ives.

**COVID INFORMATION**

*All of our meetings are conducted following Covid guidelines.*

***IT WOULD BE APPRECIATED IF MEMBERS AND MEMBERS OF THE PUBLIC  
WOULD WEAR MASKS WHEN ATTENDING.***

*To view our policy please visit [www.stivestowncouncil.gov.uk](http://www.stivestowncouncil.gov.uk)*

**Minutes of the Meeting of the Planning Committee of St Ives Town Council  
held in the Town Hall on Wednesday 8 December 2021**

**Present:**

Chairman: Councillor N Dibben

Councillors: J Tiddy, N Wells, J Kerr, P Hussain (ex officio)

**In attendance:**

Locum Clerk: N Sewell

Democratic Officer: S Rawlinson

**PL71.00 APOLOGIES**

Apologies for absence were received from Councillors T Drye and C Smith (both personal) and D Rowe (business commitment).

**PL72.00 DECLARATIONS OF INTEREST**

None.

**PL73.00 PUBLIC PARTICIPATION**

The Civic Society of St Ives made the following comments:

**PL77.00 - Proposals for Canoe business on The Quay** - Our thoughts and comments remain as the previous meeting. I understand that during the later meeting of the Amenities Committee the proposer was advised that a planning application to HDC is the correct way to seek permission. The new note seems to have been made to the Town Council, notwithstanding that advice. The Society consider that planning and LBC applications to HDC are required for any development on The Quay.

**21/02491/LBC – The Coach House** - The Society will welcome confirmation from the applicant that all fixing screws will be positioned into mortar, leaving brickwork undamaged.

**PL74.00 MINUTES**

**RESOLVED:** that the Minutes of the Planning Committee held on 24 November 2021 are confirmed as a correct record and signed by the Chairman.

**PL75.00 SAWTRY WAY**

Members were in receipt of letter from Community Roadwatch requesting support for maintaining the 40 mph speed limit on Sawtry Way.

Members agreed that this was a dangerous stretch of roadway and should continue to have a 40 mph limit along its length.

**RESOLVED:** that a letter be sent to Community Roadwatch, copied to County Highways, supporting the 40 mph limit.

**PL76.00 PLANNING APPLICATIONS**

Consideration was given to the following applications:

Chairman's  
Initials

- PL76.01**      **21/02491/LBC**  
 Display of 3 x Bull Nose Frame Aluminium Address Signs for 4 x apartments within The Coach House  
**The Coach House**  
**9 The Broadway**  
**St Ives**
- RECOMMENDATION:**      **Approval Subject to**  
 The fixings being located in the mortar to avoid brickwork damage
- PL76.02**      **21/02508/LBC**  
 Replacing timber windows to slim double glazed timber windows  
**23 West Street**  
**St Ives**
- RECOMMENDATION:**      **Approval**  
 Appropriate replacement windows on a listed Building
- PL76.03**      **21/02518/FUL**  
 Second storey extension over existing garage (revised application following 19/02183/HHFUL with additional window to rear elevation second storey wall)  
**6 Windsor Close**  
**St Ives**
- RECOMMENDATION:**      **Approval**  
 Appropriate modification to previous plan
- PL76.04**      **21/02564/FUL**  
 Garage conversion and front porch with external storage  
**21 Pettis Road**  
**St Ives**
- RECOMMENDATION:**      **Approval**  
 Appropriate design.  
 In keeping with others in the neighbourhood
- PL76.05**      **21/80364/COND**  
 Conditional Information for 20/01116/FUL: C6 (Hard and Soft Landscaping), C8 (Bio Enhancements)  
**1 Wiggin Hill**  
**Old Ramsey Road**  
**St Ives**
- OBSERVATION:**      No further comment on this application
- PL77.00**      **CANOE BUSINESS ON THE QUAY**  
 Members were in receipt of letter from the proprietor of a canoe business seeking to operate from The Quay.

Chairman's Initials
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A previous letter was received and discussed at the last meeting where it was decided that planning consent would be needed to operate from The Quay, regardless of whether new infrastructure was put in place as this would have an impact on the conservation area.

The Locum Clerk confirmed that the canoe business proprietor had been informed of this.

**RESOLVED:** that the letter be received and noted.

**PL78.00**

**DEVELOPMENT MANAGEMENT COMMITTEE**

The Chairman stated that there was a meeting scheduled for 20 December but as the agenda had not yet been published it was uncertain whether there were matters affecting St Ives.

Chairman:

Dated: 26 January 2022

Chairman's  
Initials

**APPLICATIONS FOR PERMISSION FOR DEVELOPMENT**  
**26 January 2022**

Application No Applicant/Agent	Proposed Development	Link to website	Comments
19/01320/S73  Urban & Civic (Alconbury) Ltd David Lock Associates 50 North Thirteenth Street Milton Keynes MK9 3BP	Variation of conditions 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 20, 24, 26 and 28 for application 1201158OUT - Amended wording (see covering letter, appendix 1) and Key Phase Submission - KP2 <b>The Country Park (Hybrid Element)</b> <b>Alconbury Weald</b> <b>Ermine Street</b> <b>Little Stukeley</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PTT5EVIKMGC00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PTT5EVIKMGC00</a>	
21/01914/LBC  Wells & Co SR Signs 12 Wortley Moor Lane Upper Wortley Leeds LS12 4HX	Erection of illuminated and non- illuminated signs to the exterior of the building <b>13 Wellington Street</b> <b>St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QY32MPIKG3I00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QY32MPIKG3I00</a>	
21/02028/FUL  A Violaris Gosling Architects 173a West End Lane London NW6 2LY	Re-development of the existing upper two floors of a Class E building in single use, to create 4 no. new self-contained flats and 1 no. maisonette. The proposal includes a rear extension to the 1st floor, a pitched roof window dormer to the rear, and revisions to the ground floor to create an external refuse store and cycle storage. The Class E/ retail space at ground floor is retained <b>15-16 Market Hill</b> <b>St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QYTB4HIKGF200">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QYTB4HIKGF200</a>	

<p>21/02516/FUL</p> <p>David Bridgens Colin Smith Down Ampney Well Hill Yaxham Dereham NR19 1RX</p>	<p>Extension to rear of Number 5 Crown Street, St. Ives, PE27 5EB to provide commercial use premises with under croft parking</p> <p><b>5 Crown Street St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R1WF55IKHYR00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R1WF55IKHYR00</a></p>	
<p>21/02567/FUL</p> <p>Sally Granshaw Jon Trahearn 21 Stirling Road St Ives PE27 3UU</p>	<p>Proposed 2 storey side and rear extension</p> <p><b>72 Erica Road St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R28U9RIKI4000">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R28U9RIKI4000</a></p>	
<p>21/02577/FUL</p> <p>Mr Cross JPT Design Consultants Ltd The Studio 23 Halifax Road Upper Cambourne CB23 6AX</p>	<p>2 Storey rear extension and ground floor rear extension to converted garage</p> <p><b>38 Waveney Road St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R2AOYCIKI5200">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R2AOYCIKI5200</a></p>	
<p>21/02583/OUT</p> <p>Mr Richard Herrmann 15 Newtown Kimbolton PE28 0HY</p>	<p>Construction of a single dwelling within the grounds of an existing dwelling</p> <p><b>131 Green Leys St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R2B5N4IKI5N00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R2B5N4IKI5N00</a></p>	

<p>21/02593/FUL</p> <p>Mr and Mrs Kearney Visual Creations Ltd 36 Longstanton Road Over CB24 5PP</p>	<p>Single storey rear/side extension following demolition of existing lean-to extension</p> <p><b>24 Tenterleas</b> <b>St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R2D5VOIKI6X00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R2D5VOIKI6X00</a></p>	
<p>21/02594/FUL</p> <p>St Ives Town Council Phillips Planning Services Ltd 7 Kingsway Bedford MK42 9BA</p>	<p>Removal of existing asbestos roof and replacement with steel roof</p> <p><b>Corn Exchange</b> <b>The Pavement</b> <b>St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R2D8MSIKI7000">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R2D8MSIKI7000</a></p>	
<p>21/02595/LBC</p> <p>St Ives Town Council Phillips Planning Services Ltd 7 Kingsway Bedford MK42 9BA</p>	<p>Removal of existing asbestos roof and replacement with steel roof</p> <p><b>Corn Exchange</b> <b>The Pavement</b> <b>St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R2D8MVIKI7100">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R2D8MVIKI7100</a></p>	
<p>21/02633/LBC</p> <p>Mr Fred Caporaso Richard Biddle 60 Maytrees St Ives PE27 5WZ</p>	<p>Internal works to include removal of some walling. Externally, one rotting door to be replaced by a small window</p> <p><b>1 Cromwell Place</b> <b>St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R2MI13IKIBC00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R2MI13IKIBC00</a></p>	



<p>21/02694/FUL</p> <p>Mr Reginald Norgan Peter George Town Planning Nine Hills Road Cambridge CB2 1GE</p>	<p>Conversion, extension and alteration of existing building including the addition of an additional storey 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</p> <p><b>11-12 The Pavement St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R34XW2IKIJ00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R34XW2IKIJ00</a></p>	
<p>21/02696/FUL</p> <p>Mr Jason Heard 44 Burstellars St Ives PE27 3XX</p>	<p>Ground floor front extension and replacement of pitched roof above existing garage</p> <p><b>44 Burstellars St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R3669RIKIIN00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R3669RIKIIN00</a></p>	
<p>21/02699/FUL</p> <p>Mr N Busawon Michael Ramus Architects 76 Priory Road Kenilworth CV8 1LQ</p>	<p>Demolition of existing garage and erection of side extension</p> <p><b>7 Gorse Way St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R36HENIKIY00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R36HENIKIY00</a></p>	
<p>21/02818/NMA</p> <p>Mr Timothy Cleary Biddle &amp; Co 60 Maytrees St Ives PE27 5WZ</p>	<p>Non material amendment for 21/00086/HHFUL To reduce the number of roof lights from three to two and to the location and style of the velux windows</p> <p><b>14 The Waits St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R45S49IKOEC00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R45S49IKOEC00</a></p>	

<p>21/02829/FUL</p> <p>Mr and Mrs D Coulson Greg Saberton Design Tom's Hole Barn Branch Bank Prickwillow Ely CB7 4UR</p>	<p>Single storey extension to front and rear and internal alterations</p> <p><b>4 Pig Lane</b> <b>St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R4974AIK0FS00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R4974AIK0FS00</a></p>	
<p>21/02840/FUL</p> <p>Mr and Mrs E and M Parsons Bassett Architects 24 Burkett Way Histon CB24 9XU</p>	<p>Demolition of existing single storey rear extension for the construction of new single storey rear and side extension</p> <p><b>39 Tenterleas</b> <b>St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R4F5R3IKJ0B00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R4F5R3IKJ0B00</a></p>	
<p>21/80401/COND</p> <p>Mr Khalid Mahmood Campbell McCrae Ltd 5 The Stiles Godmanchester PE29 2JF</p>	<p>Conditional information for 20/01065/FUL: C3 (materials), C9 (Hard and Soft Landscaping), C11 (Biodiversity)</p> <p><b>71 Burstellars</b> <b>St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R49IZGIKIYO00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R49IZGIKIYO00</a></p>	

<p>21/80390/COND</p> <p>Mr C Belton e-gg Telecom House 125-135 Preston Road Brighton BN1 6AF</p>	<p>Conditional Information for 21/00885/FUL: C6 (Biodiversity Method and Enhancement), C7 (soft landscape), C8 (Landscape and Ecological Management Plan), C9 (Hard Surfacing), C10 (Parking and walkways), C12 (gates and fencing), C13 ( Replacement external materials), C14 (cycle provision)</p> <p><b>Fairway Cottage Westwood Road St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R45TMCIKIX000">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R45TMCIKIX000</a></p>	
<p>21/80339/COND</p> <p>Mr David Elms 2 The Shires Bluntisham PE28 3XZ</p>	<p>Conditional Information for 20/01904/FUL: C12 (Badger walkover pre-commencement)</p> <p><b>Columbus House 12 Stocks Bridge Way St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R1BNO3IK0FS00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R1BNO3IK0FS00</a></p>	
<p>22/80007/COND</p> <p>Mr Thomas Ransom 1 Wiggin Hill Old Ramsey Road St Ives PE27 3LL</p>	<p>Conditional Information for 20/01116/FUL: C8 (Bio enhancements)</p> <p><b>Bungalow 1 Old Ramsey Road St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R5A3LLIKJA500">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R5A3LLIKJA500</a></p>	

<p>22/80011/COND</p> <p>Mr Rob Dean 8 Percheron Close Impington CB24 9YX</p>	<p>Conditional Information for 20/02597/LBC: C5 (roof construction), C6 (roof material), C7 (Chimney Stack Details), C8 (Floor Details), C9 (works to gable), C12 (interior Wall/ Installation of Fireplace)</p> <p><b>26 Bridge Street St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R5JO4TIKJEP00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=R5JO4TIKJEP00</a></p>	
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