ST IVES TOWN COUNCIL

Town Clerk – Matthew Price

Town Hall, Market Hill, St Ives,
Huntingdonshire PE27 5AL
Tel: 01480 388929
e-mail: clerk@stivestowncouncil.gov.uk

TWINNED WITH STADTALLENDORF

Issued: 17 May 2023

Town Mayor and Members of the Planning Committee (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 24 May 2023 at 7.00 pm.**

Matthew Price
TOWN CLERK

AGENDA

GIFFORDS PARK PRESENTATION
To note a presentation on Giffords Park from Carter Jonas Associates, on behalf of client Hallam Land Management.

The Town Mayor will open the meeting.

PL01.00 APPOINTMENT OF CHAIRMAN
To appoint a Chairman for the municipal year 2023/24.

PL02.00 APPOINTMENT OF VICE CHAIRMAN
To appoint a Vice Chairman for the municipal year 2023/24.

PL03.00 APOLOGIES FOR ABSENCE
To receive and note apologies for absence.

PL04.00 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.

PL05.00 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.

PL06.00 MINUTES

To confirm as a correct record the Minutes of the Planning Committee held on 26 April 2023 (copy herewith).

PL07.00 PLANNING APPLICATIONS

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

PL07.01 PLANNING APPLICATION 23/00627/OUT

To consider a leaflet from Houghton & Wyton Parish Council regarding the proposed construction works.

PL08.00 STREET NAMING AND NUMBERING NOTIFICATIONS

To note the proposed allocation of addressing to the conversion into 1 commercial property and 10 Flats at former 11 – 12 The Pavement, St Ives (copies herewith).

Minutes of the Meeting of the Planning Committee of St Ives Town Council held in the Town Hall on Wednesday 26 April 2023

Present:

Vice Chairman: Councillor C Smith

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

In attendance:

Town Clerk: M Price
Admin Officer: A Childs

PL114.00 APOLOGIES

An apology was received from Cllr Nic Wells (HDC Commitment) and L Valla (Work Commitments).

PL115.00 DECLARATIONS OF INTEREST

None.

PL116.00 PUBLIC PARTICIPATION

The Chairman of the Flood Action Group recommended regarding Agenda Item PL119.00 that the refusal be based on a lack of infrastructure in place, rather than flooding concerns.

He also recommended that for the proposed Bandstand to install an electrical socket on the side of the Norris Museum and one next to the defibulator. He recommended they be safely installed at an appropriate height to prevent water damage.

The Vice Chairman thanked him for providing the information to Members.

PL117.00 MINUTES

RESOLVED: the Minutes of the Meeting held on 22 March 2023 were agreed as a correct record and signed by the Vice Chairman.

PL118.00 APPLICATION 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 Limited, Somersham Road, St Ives

Cllr J Kerr spoke at the recent Envar appeal with Cambridgeshire County Council, and was accompanied by fellow councillors. This resulted in a secondary formal refusal to the application.

The refusal to the planning application are based on the points made and detailed below:

1) Lack of need
2) Location, traffic and road congestion
3) The View

Chairman's Initials

The Vice Chair thanked Cllr Kerr for attending the event and representing the community's concerns.

RESOLVED: the update was received and noted.

PL119.00 APPLICATIONS 22/02434/FUL and 22/02435/LBC – 26-28 The Broadway

It was recommended that Huntingdonshire District Council adjust their comments on the application, to revise their refusal based on flooding concerns to inadequate infrastructure in place, including the drains.

RESOLVED: the response was proposed and seconded. The vote was all in favour with one abstained vote.

PL120.00 PLANNING APPLICATIONS

Consideration was given to the following applications:

PL120.01 23/00425/FUL

Partial Demolition of a Workshop, Construction of a Single-storey Office Extension and Improvements to Car Display and Parking Areas
TNS Toyota Garage
Ramsey Road
St Ives

RECOMMENDATION: **Approval**
Proposed works will not increase the overall size of the establishment.

PL120.02 23/00459/TRCA

Tree pruning and reduction of silver birch (x2), hornbeam, cherry and acacia.
7 Park Avenue
St Ives

RECOMMENDATION: **Approval Subject to**
A replacement acacia tree must be planted as the original tree would be reduced to a minimal size.

PL120.03 23/00476/FUL

Single story extension to the front and side
13 Chestnut Road
St Ives

RECOMMENDATION: **Approval**
Proposed renovations relatively standard for the area.

PL120.04 23/00520/CLPD

Solar panels on the east and south roof slopes of the dwelling
11 St Johns Road
St Ives

Chairman's Initials

RECOMMENDATION: **Approval**
A positive addition to the St Ives conservation area.

PL120.05 **23/00553/FUL**
Erection of front extension and revision of garden room
43 Fairfields
St Ives

RECOMMENDATION: **Refusal**
On the grounds of overdevelopment.

PL121.00 DEVELOPMENT MANAGEMENT COMMITTEE

RESOLVED: the report was received.

PL122.00 20mph SPEED LIMIT APPLICATIONS

Cllr Mike Gleadow presented the results the St Ives 20mph Speed Reduction Survey.

General consensus of public responses showed that many residents are in favour of the implementation of 20mph zones across St Ives; although the subject is a controversial issue and responses were divided (albeit it more in favour of them). Support was relatively strong for the roads specifically mentioned in the survey to have 20mph zones, with some other St Ives roads proposed as well.

The Vice Chair thanked Cllr Gleadow, along with the Administration Officer and Maxine Riddell for their support in the survey organisation and analysis.

RESOLVED: Cllr Gleadow will complete the application for the proposed zones to Cambridgeshire County Council.

PL123.00 CAMBRIDGESHIRE COUNTY COUNCIL APPLICATION LETTER

The application letter was discussed in the committee and there were no concerns amongst members to the proposed mobile classroom.

RESOLVED: Support of the application letter was proposed and seconded. There was a unanimous vote.

The Administration Officer to report back to CCC with the committee's support of the application letter on behalf of St Ives Town Council.

Chairman: Dated: 24 May 2023

Chairman's Initials

AGENDA ITEM PL07.00

PLANNING APPLICATIONS
24 May 2023

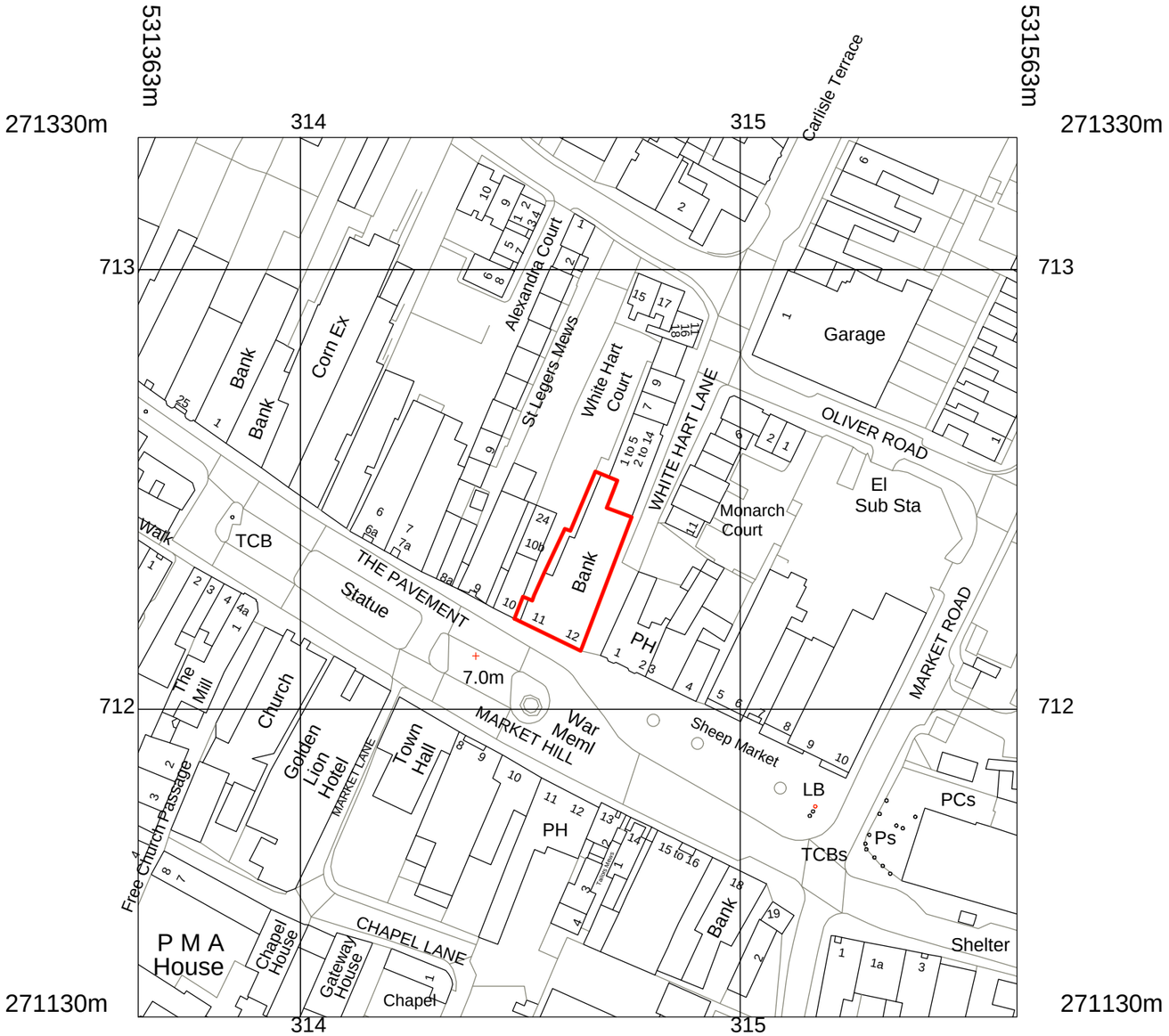
Application No Applicant/Agent	Proposed Development	Link	Comments
23/00514/HHFUL Mr D Smith 12 Sheepfold St Ives PE27 5FY	First Floor Extension Above Garage **12 Sheepfold St** **St Ives**	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RRX15NIK0L100	
23/00659/HHFUL Mr. Adrian Tuchel Art & Architecture Ltd. 111 Grantchester Meadows Meadowside Cambridge CB3 9JN	Erection of single storey rear extension and first floor side extension 13 Bridge Terrace London Road **St Ives**	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RT1FPTIKLYN00	
23/00722/HHFUL Midgley Mr Niall Inman Studio One Design Ltd 136 Cambridge Road Great Shelford Cambridge CB225JU	Additional storey over existing single storey converted garage, erection of single storey rear conservatory, and provision of permeable driveway. **10 Trent Close** **St Ives**	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RTLSQ7IKM5Y00	
23/00030/FUL Miss Helen Cripps 14 West Street St Ives PE27 5PL	Change of use of annexe to a Sui Generis use for standalone tourist/short term accommodation. **14 West St** **St Ives**	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RO7FO2IKJUZ00	

23/00627/OUT Homes England Mr Jonathan Hill AECOM Aldgate Tower AECOM 8th Floor 2 Leman Street London E1 8F	Outline planning permission with all matters reserved for the construction of up to 120 homes (Use Class C3) with associated public open space, landscaping, play areas, surface water attenuation, roads, car parking, pedestrian and cycle routes, utility infrastructure and associated works. **Land Between Houghton Grange And The How Houghton Road, Houghton** **St Ives**	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RSP8UQIKLUG00	
23/00604/FUL Mr Jason Tyers JPT Design Consultants Ltd. The Studio 23 Halifax Road Upper Cambourne CB23 6AX	Change of use of amenity land to form garden curtilage and rebuilding of boundary wall. **40 Nursery Gardens** **St Ives**	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RSLDNUIKLS600	
23/00781/HHFUL Mr Ian Waters Ian Waters Design Ltd 43 Needingworth Rd St Ives PE27 5JT	Conversion of existing rear garage, PV roof panels. **32 Ramsey Rd** **St Ives**	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RTZ8KZIKMC600	
23/00638/HHFUL Mrs Angela Haylock 10 Whitecross St Ives PE27 6DR	Erection of a dropped kerb to create access to front of the property **10 Whitecross St** **St Ives**	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RSW712IKLVU00	

AGENDA ITEM PL08.00

Notes :

Setting Out Dimensions;
All dimensions and levels shown on drawings to be checked prior to commencement of work, any discrepancies to be reported to the Architect.
This drawing is PRELIMINARY only & Subject to detailed design & all relevant Statutory Approvals,full topographical survey & confirmation of boundaries



Site Location Plan - scale 1:1250

1:	1	0.1 m
1:	20	2 m
1:	50	5 m
1:	100	10 m
1:	200	20 m
1:	500	50 m
1:	1250	125 m

for approval

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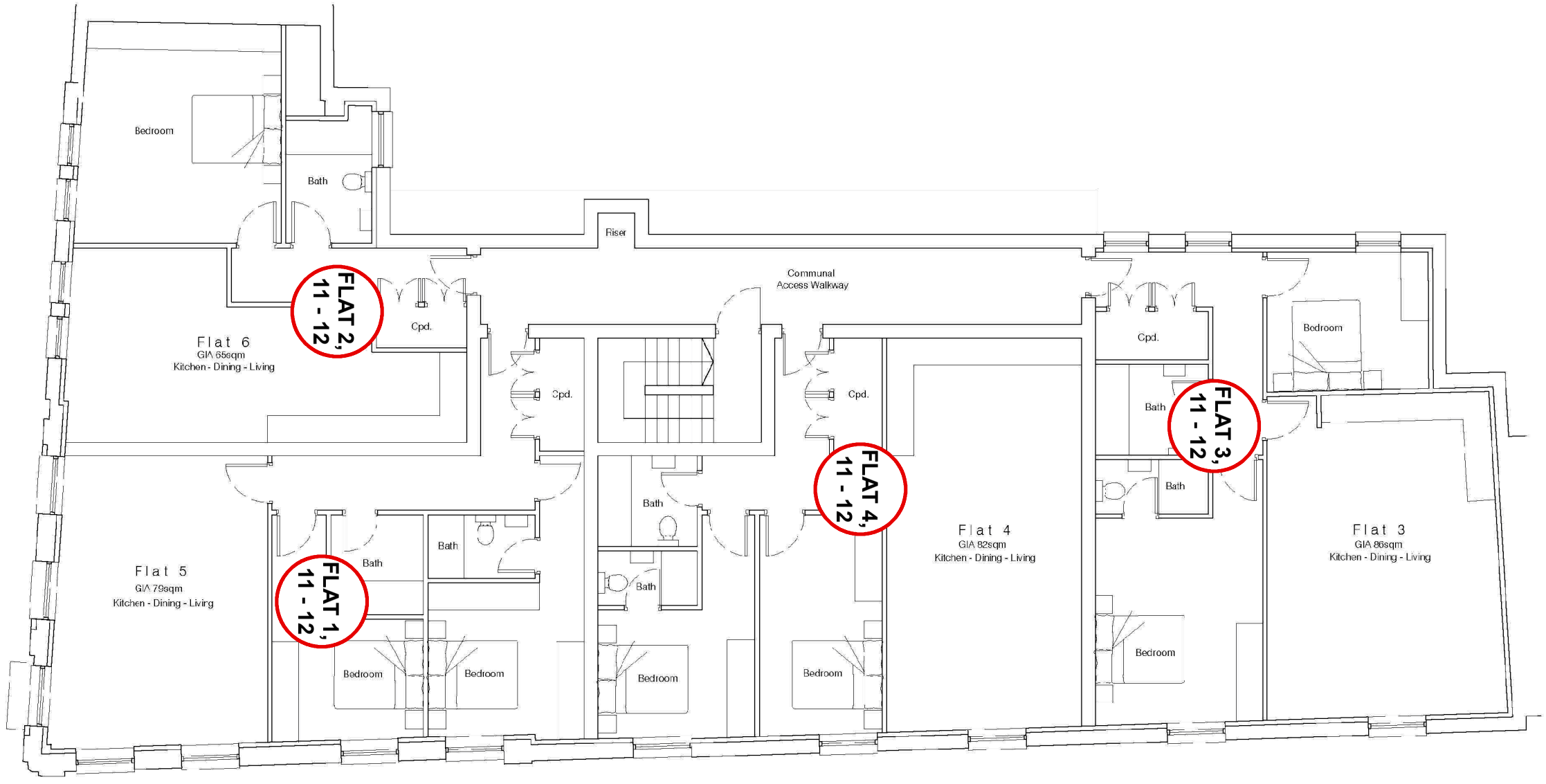
CONTRACT
Proposed Residential Development
11 - 12 The Pavement, St Ives,
PE27 5AQ

DRAWING TITLE
Site Location Plan

SCALE	DRAWING NUMBER	REVISION
1:100@A3	P10	
DATE Oct 2021		
DRAWN JEI		
JOB NUMBER RN -01		CHECKED BY

redshed design
45 Hoo Road
Meppershall
Bedfordshire
sg17 5lp
telephone: 01462 817075,07884008970
fax: 01462 807175
e-mail: james/karen@redsheddesign.co.uk
www.redsheddesign.co.uk



First Floor Plan - scale 1:100

1: 1 0.1 m
1: 20 2 m
1: 50 5 m
1: 100 10 m
1: 200 20 m
1: 500 50 m
1:1250 125 m

Notes :

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SCHEDULE OF AREAS

Site Area
Approx 455sqm

Units	Area	Beds
1	77sqm	2
2	72sqm	2
3	86sqm	2
4	82sqm	2
5	79sqm	2
6	65sqm	1
7	67sqm	1
8	73sqm	2
9	79sqm	2
10	60sqm	1

Street Naming & Numbering Plan
SNN Ref: ZFSDVWKG
Development Address: 10 New Flats
And 1 Commerical Unit At Former
11 - 12 The Pavement, St Ives.
1 Property Number
Date Created: 10/05/2023

for

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CONTRACT
Proposed
11 - 12 T
PE27 5A
DRAWING TITLE
Proposed
SCALE 1:100
DATE Oct 2
DRAWN JEI
JOB NUMBER

redshed design
45 Hoo Road
Meppershall
Bedfordshire
sg17 5jp

Notes :

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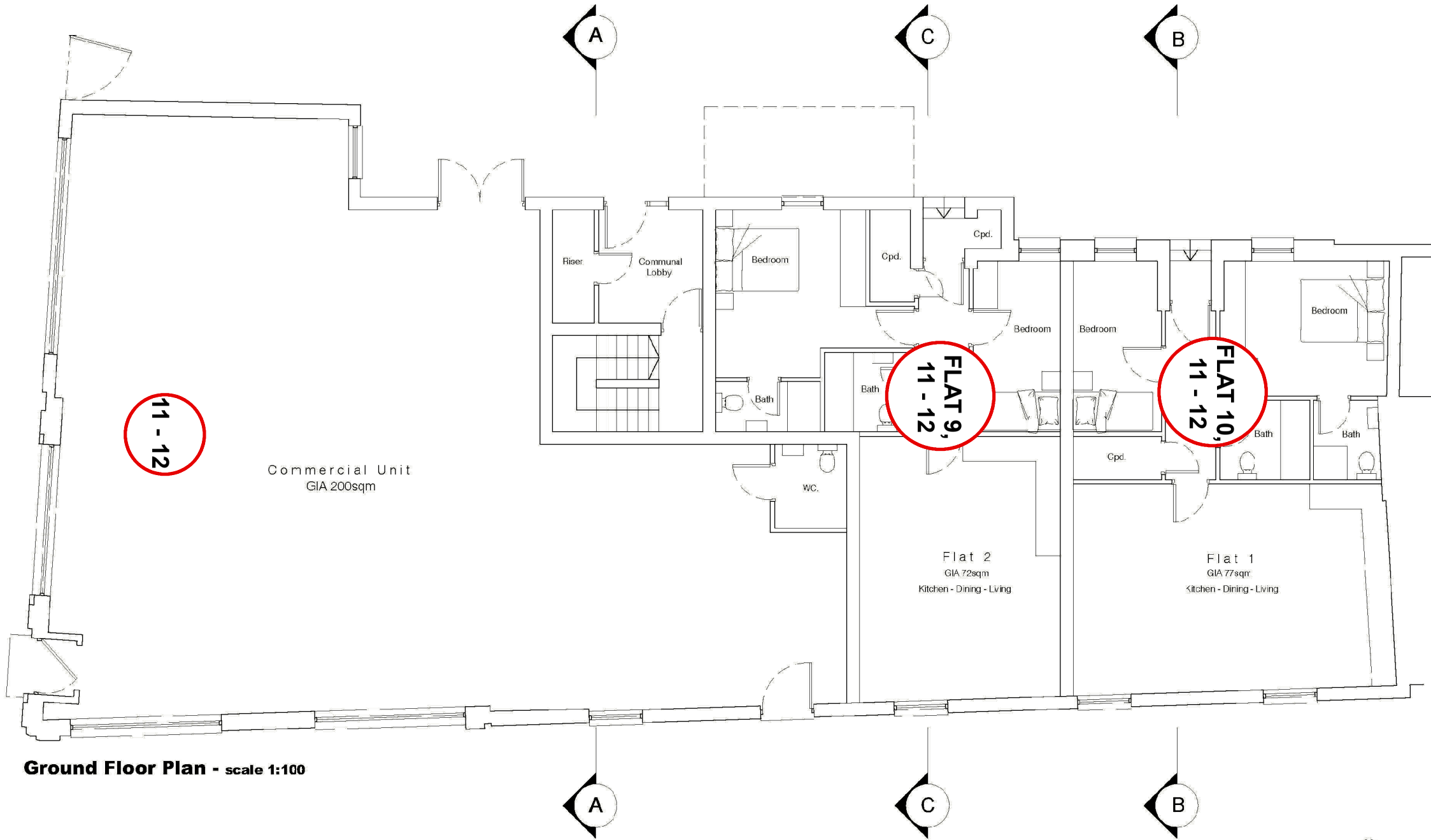

Ground Floor Plan - scale 1:100

SCHEDULE OF AREAS

Site Area
Approx 455sqm

Units	Area	Beds
1	77sqm	2
2	72sqm	2
3	86sqm	2
4	82sqm	2
5	79sqm	2
6	65sqm	1
7	67sqm	1
8	73sqm	2
9	79sqm	2
10	60sqm	1

1: 1	0.1 m
1: 20	2 m
1: 50	5 m
1: 100	10 m
1: 200	20 m
1: 500	50 m
1:1250	125 m

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Propose
SCALE 1:10
DATE Oct
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JOB NUMBER

redshed design
45 Hoo Road
Meppershall
Bedfordshire
sg17 5lp

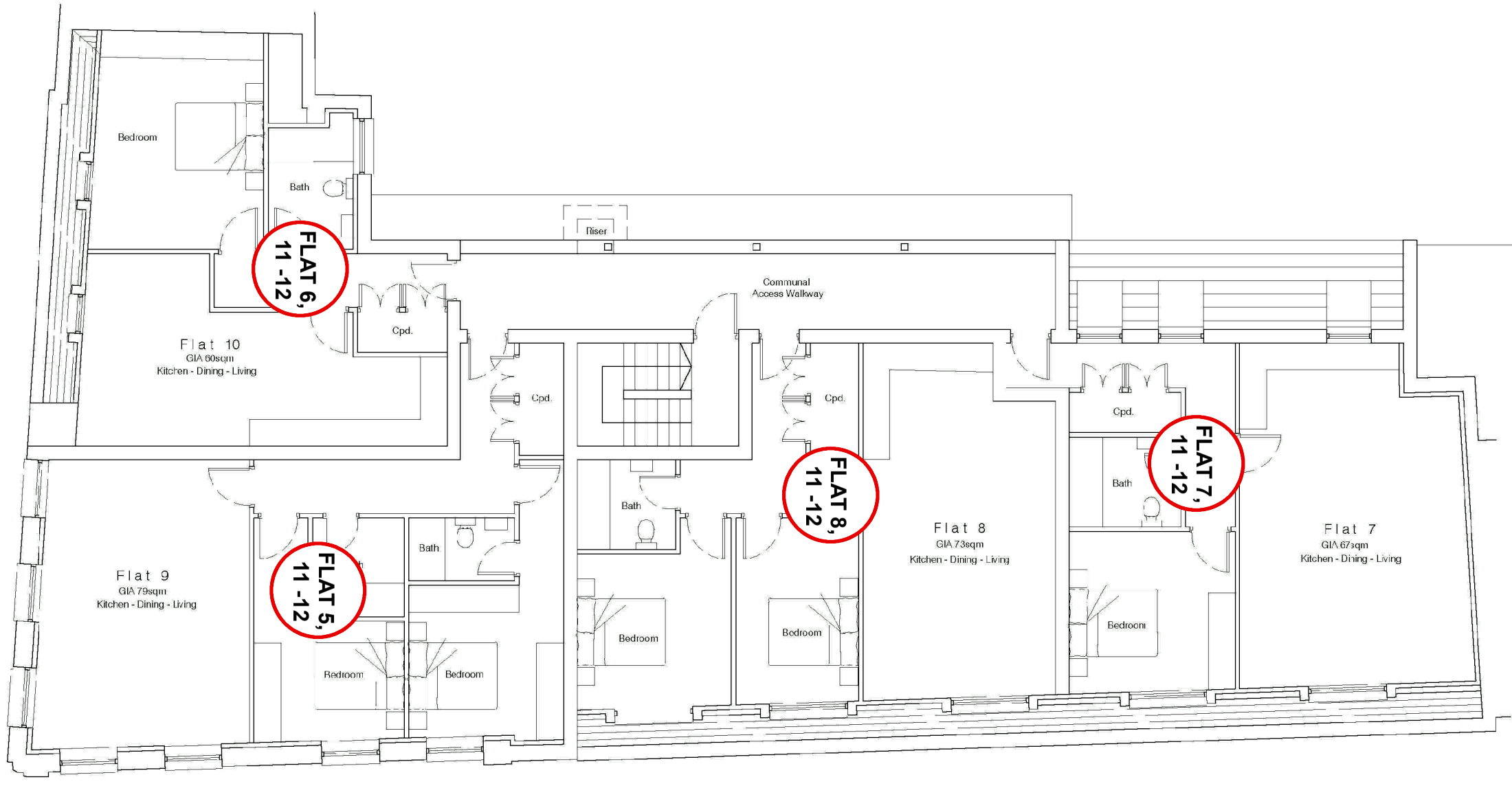
Street Naming & Numbering Plan

SNN Ref: ZFSDVWKG

Development Address: 10 New Flats
And 1 Commerical Unit At Former
11 - 12 The Pavement, St Ives.

1 Property Number

Date Created: 10/05/2023



Second Floor Plan - scale 1:100

1: 1 0.1 m
1: 20 2 m
1: 50 5 m
1: 100 10 m
1: 200 20 m
1: 500 50 m
1:1250 125 m

Notes :

Setting Out Dimensions;
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SCHEDULE OF AREAS

Site Area
Approx 455sqm

Units	Area	Beds
1	77sqm	2
2	72sqm	2
3	86sqm	2
4	82sqm	2
5	79sqm	2
6	65sqm	1
7	67sqm	1
8	73sqm	2
9	79sqm	2
10	60sqm	1

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for

CONTRACT
Proposed
11 - 12 Th
PE27 5AQ
DRAWING TITLE
Proposed
SCALE 1:100
DATE Oct 2
DRAWN JEI
JOB NUMBER R

redshed design
45 Hoo Road
Meppershall
Bedfordshire
sg17 5lp

Street Naming & Numbering Plan
SNN Ref: ZFSDVWKG
Development Address: 10 New Flats And 1 Commerical Unit At Former 11 - 12 The Pavement, St Ives.
1 Property Number
Date Created: 10/05/2023

3C Shared Services

Preliminary Numbering Schedule

ZFSDVWKG – 10 New Flats And 1 Commerical Unit At Former

11 - 12 The Pavement, St Ives.

Commerical – 11 – 12 The Pavement, St Ives

Flat 1 (gf) – Flat 10, 11 – 12 The Pavement, St Ives

Flat 2 (gf) – Flat 9, 11 – 12 The Pavement, St Ives

Flat 3 (ff) – Flat 3, 11 – 12 The Pavement, St Ives

Flat 4 (ff) – Flat 4, 11 – 12 The Pavement, St Ives

Flat 5 (ff) – Flat 1, 11 – 12 The Pavement, St Ives

Flat 6 (ff) – Flat 2, 11 – 12 The Pavement, St Ives

Flat 7 (sf) – Flat 7, 11 – 12 The Pavement, St Ives

Flat 8 (sf) – Flat 8, 11 – 12 The Pavement, St Ives

Flat 9 (sf) – Flat 5, 11 – 12 The Pavement, St Ives

Flat 10 (sf) – Flat 6, 11 – 12 The Pavement, St Ives

Postcodes are available from Royal Mail, Address Management Team, Admiral House, 2 Admiral Way, Doxford International Business Park, Sunderland, SR3 3XW

Telephone Number: 03456 011 110, Option 3 then Option 1.

Please ask them to check in their 'Not Yet Built File'.

May 2023