



ST IVES TOWN COUNCIL

Town Clerk – Matthew Price

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TWINNED WITH STADTALLENDORF

Issued: 21 June 2023

Cllrs R 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 June 2023 at 7.00 pm**.

Matthew Price
TOWN CLERK

AGENDA

PL14.00 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

PL15.00 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.

PL16.00 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.

PL17.00 MINUTES

To confirm as a correct record the Minutes of the Planning Committee held on 14 June 2023 (to follow).

PL18.00 PLANNING APPLICATIONS

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



**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held in the Town Hall on Wednesday 14 June 2023**

Present:

Councillors: R Chapman, M Gleadow, C Morgan, J Kerr, J Tiddy, N Wells, C Smith

In attendance:

Town Clerk: M Price
Democratic Officer: A Childs
Facilities Manager: T White
Cemeteries Officer: N Riddell

The Cemeteries Officer was present at the meeting and it was explained that she would assist in covering the Democratic Officer's role during her upcoming leave.

PL09.00 APOLOGIES FOR ABSENCE

Apologies were received from Councillor A Thompson (personal).

PL10.00 DECLARATIONS OF INTEREST

None.

PL11.00 PUBLIC PARTICIPATION

A local resident spoke in strong opposition to Planning Application **23/00851/HHFUL**. Due to the proposed increase in size of the building, this would cause a dramatic decrease of sunlight to the back gardens and back rooms of neighbouring properties.

Another resident, and neighbour of the first speaker, echoed these sentiments. Due to the proposed two stories and the floor plan changing by 9 percent from the original withdrawn application, there is concern regarding overextending in small areas. He stated extensive extensions cause issue and set a dangerous precedent for other applications.

The Chair thanked both residents for their comments.

Mathew Setchell, the Chair of the Flood Action Group, mentioned West Street and stated that there has been minimal progress with the combined sewer replacement system works. He stated that if any future planning applications come in which are located in this area to please bear this in mind. He said any help in addressing this matter would be greatly appreciated.

The Chair queried whether works are currently ongoing at the moment; Mr Setchell replied that Anglian Water were originally going to replace the system but now they wish to repair it and waiting on the next stage. The works are still in progress.

The Chair thanked Mr Setchell for his comments.

PL12.00 MINUTES

RESOLVED: the Minutes of the Meeting held on 24 May 2023 were agreed as a correct record and signed by the Chairman.

PL13.00 PLANNING APPLICATIONS

Consideration was given to the following applications:

Chairman's
Initials

- PL13.01** **23/00916/HHFUL**
Erection of a pitched roof on the front porch extension.
12 Meadow How
St Ives
- RECOMMENDATION: Refusal**
Based on loss of amenity to neighbouring property.
- PL13.02** **23/00851/HHFUL**
Erection of a two-storey extension to the front.
9 Woodside Way
St Ives
- RECOMMENDATION: Refusal**
Based on overdevelopment of the site and overuse of green space; also a reduction of sunlight to the back gardens of the properties on Collingwood Close from the proposed development.
- PL13.03** **23/00867/HHFUL**
Single storey rear and side extension and demolition of existing conservatory.
25 Fairfields St.
St Ives
- RECOMMENDATION: Approval Subject to**
The addition of swift bricks under the eaves of the extension to encourage the increase of the local swift population (per the request of the Great Ouse Valley Trust).
- PL13.04** **23/00963/TREE**
Removal of 12 trees as per the Accompanying schedule.
The How, Houghton Rd
St Ives
- RECOMMENDATION: Refusal**
The application mentions replacement tree planting but details were lacking about what is proposed in terms of new trees or where they will be planted.
- PL13.05** **23/00943/HHFUL**
Garage conversion and rear extension.
42 Beech Drive
St Ives
- RECOMMENDATION: Approval**
The application contains a well laid out plan with no foreseen issues.
- PL13.06** **23/00950/LBC**
Alterations to windows and doors and internal alterations.
9 Church St
St Ives

RECOMMENDATION: Approval Subject to
Conservation of the listed building.

PL13.07 **23/01005/TREE**
5 Day Notice - Horse Chestnut – Fell
Broad Leas Court, Broad Leas
St Ives

RECOMMENDATION: Refusal
Based on lack of information (ie. no explanation why the applicant wants to fell the tree).

The meeting concluded at 7:35 pm.

Chairman:

Dated: 28 June 2023

Chairman's
Initials

PLANNING APPLICATIONS
28 June 2023

Application No Applicant/Agent	Proposed Development	Link	Comments
<p>23/00627/OUT</p> <p>Homes England Mr Jonathan Hill AECOM Aldgate Tower AECOM 8th Floor 2 Leman Street London E1 8F</p>	<p>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.</p> <p>Land Between Houghton Grange And The How Houghton Road, Houghton St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RSP8UQIKLUG00</p>	
<p>23/00927/FUL</p> <p>Mr Richard Biddle 60 Maytrees St Ives PE27 5WZ</p>	<p>Retrospective change of use from Industrial Building (Class B2) to a Gym (Class E(d))</p> <p>Unit E 24 Burrel Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RV3YOIHKMTQ00</p>	

<p>23/00948/LBC</p> <p>Mr Ben Benstead & Shirlene Badger Pitts ARB AABC</p> <p>Pitts Architects 4 Sutherland Cottages London Street, Brancaster, Kings Lynn Norfolk PE31 8AS</p>	<p>Rebuilding of rear Fuel Store and Larder / Pantry (Retrospective)</p> <p>12 Cromwell Place St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RV92IOIKMW200</p>	
<p>23/00918/FUL</p> <p>Mr Glenn Collingwood DT Architects 25 Priestgate Peterborough PE1 1JL</p>	<p>Provision of Mezzanine Floors to Units 6 and 7 of Phase 2 Building of Planning Approval Reference 20/01904/FUL</p> <p>Meridian Court Stocks Bridge Way Compass Point Business Park St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RV1YD4IKMSB00</p>	
<p>23/01040/HHFUL</p> <p>Mr Richard Biddle 60 Maytrees St Ives PE27 5WZ</p>	<p>Proposed first floor extension over existing garage, single storey rear extension, enlarged dormer window to rear.</p> <p>89 Ramsey Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVVOIZIKFFV00</p>	

<p>23/00905/FUL</p> <p>Ian Jones Brock Carmichael Architects 19 Old Hall Street Liverpool L3 9JQ</p>	<p>Replacement of existing automatic smoke vents with new units, and the addition of two new internal smoke shafts with vents to the roof.</p> <p>1 Eden Place St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUWEXGIKMR000</p>	
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