



# ST IVES TOWN COUNCIL

## Town Clerk – Matthew Price

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TWINNED WITH STADTALLENDORF

Issued: 05 July 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 12 July 2023 at 7.00 pm**.

**Matthew Price**  
**TOWN CLERK**

### AGENDA

**PL19.00 APOLOGIES FOR ABSENCE**

To receive and note apologies for absence.

**PL20.00 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.

**PL21.00 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.

**PL22.00 MINUTES**

To confirm as a correct record the Minutes of the Planning Committee held on 28 June 2023 (copy herewith).

**PL23.00 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 28 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  
St Ivo Work Experience: B Wood

The Chairman introduced Ben Wood, who is a student at St Ivo School and will be completing work experience at St Ives Town Council between 26-30 June 2023.

**PL14.00 APOLOGIES FOR ABSENCE**

None.

**PL15.00 DECLARATIONS OF INTEREST**

None.

**PL16.00 PUBLIC PARTICIPATION**

Ian Jackson, a local resident and trustee of the Great Ouse Valley Trust, spoke about his grave concerns regarding Planning Application **23/00627/OUT**. He came to support the previously expressed views of trust partner Houghton & Wyton Parish Council, which were sent to Huntingdonshire District Council. Mr Jackson stated the proposed development is a sensitive issue for the Trust and the town of St Ives. The logo for the Great Ouse Valley Trust's motto is 'Our Landscape for Life', and St Ives area is one of six priority landscapes which means that our green spaces and natural settings should be protected. He stated that the number of proposed houses exceeds the desirable amount, and stressed that there should be a green gap between this development and the villages of Houghton and Wyton – not one ribbon link development. He mentioned HDC's desire for a green entrance so any housing development should be set back from the main road (A1123) and the current plans are encroaching on this boundary. The Trust is promoting the distance between St Ives and Godmanchester as a green corridor, and their community engagement workshops have shown the public's desire to maintain this green corridor.

***[Councillor C Smith entered the chamber]***

Mr Jackson voiced concerns of water pollution from the development works, with potential run off entering the Ouse River. He also mentioned the lack of good transport links from the proposed development, which would lead to increased car usage (traffic and congestion). The proposed works do not have solar panels and no allowance for solar run EV charging stations. He urges St Ives Town Council to advise refusal of this planning application.

The Chairman thanked Mr Jackson for his comments.

**PL17.00 MINUTES**

**RESOLVED:** the Minutes of the Meeting held on 14 June 2023 were agreed as a correct record and signed by the Chairman.

Chairman's  
Initials

**PL18.00****PLANNING APPLICATIONS**

Consideration was given to the following applications:

**PL18.01****23/00627/OUT**

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**

**RECOMMENDATION: Refusal**

The proposed layout and density of the buildings will eliminate the green entrance to St Ives; as well as impede natural animal migration.

The development area size is bigger than that shown in the current Local Plan vision of the area. In particular the north end of the development is too close to the A1123 thus impacting the green space and vista from the road. There should be a gap as big as that between the Spires estate and the road.

The number of houses (120) is the maximum permitted for the area. St Ives town council would prefer the number to be much less and at or close to the minimum number within the permitted range (56 houses).

The design of houses should be similar to that in phase 1 of the development and not a smaller more cramped town style development.

The Town Council note and agree with the concerns from Anglian Water regarding the drainage from the site and with those from the County Council regarding the traffic implications. The former should have been dealt with before the application was made. There appears to be no provision for Active Travel connectivity with Houghton village and through to Huntingdon.

Feedback from the SITC and local residents was very much in opposition to the proposed development in its current format and general consensus was that many changes were required for it to be acceptable.

**PL18.02****23/00927/FUL**

Retrospective change of use from Industrial Building (Class B2) to a Gym (Class E(d)).  
**Unit E 24 Burrel Road  
St Ives**

**RECOMMENDATION: Approval Subject to**

If any further works are made, to ensure any future parking spaces are created using permeable parking pavement and not take away any additional green spaces.

Chairman's  
Initials

**PL18.03**      **23/00948/LBC**  
 Rebuilding of rear Fuel Store and Larder / Pantry (Retrospective)  
**12 Cromwell Place**  
**St Ives**

**RECOMMENDATION:**    **Approval Subject to**  
 Conservationist approval.

**PL18.04**      **23/00918/FUL**  
 Provision of Mezzanine Floors to Units 6 and 7 of Phase 2 Building of Planning Approval  
 Reference 20/01904/FUL  
**Meridian Court Stocks Bridge Way**  
**Compass Point Business Park**  
**St Ives**

**RECOMMENDATION:**    **Approval**  
 Similar to a succession of applications in this area; this would complete the building and to note that the overall appearance of the industrial area is improving.

**PL18.05**      **23/01040/HHFUL**  
 Proposed first floor extension over existing garage, single storey rear extension, enlarged dormer window to rear.  
**89 Ramsey Rd**  
**St Ives**

**RECOMMENDATION:**    **Approval**  
 No objection to the plans, although a question was raised about the wording of the proposed application against the supplied application drawings.

**PL18.06**      **23/00905/FUL**  
 Replacement of existing automatic smoke vents with new units, and the addition of two new internal smoke shafts with vents to the roof.  
**1 Eden Place**  
**St Ives**

**RECOMMENDATION:**    **Approval**  
 No foreseen issues; the new smoke vents will maintain the safety of the residents.

The meeting concluded at 7:37 pm.

Chairman:

Dated: 12 July 2023

Chairman's  
Initials

**PLANNING APPLICATIONS**  
**12 July 2023**

Application No Applicant/Agent	Proposed Development	Link	Comments
<p><b>23/00123/FUL</b></p> <p>DLA Town Planning Ltd 5 The Gavel Centre Porters Wood St Albans AL3 6PQ</p>	<p>Erection of 2.0m high metal fence to form an enclosure to an existing mooring platform (retrospective).</p> <p><b>The How Houghton Road St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=ROSIA3IKK5P00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=ROSIA3IKK5P00</a></p>	
<p><b>23/00460/FUL</b></p> <p>Mr Steven Browning Unit 13 Twigworth Court Business Centre Tewkesbury Rd Gloucestershire GL2 9PG</p>	<p>Installation of external play area.</p> <p><b>Aurora Fairway School Westwood Road St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RRIF45IKLAI00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RRIF45IKLAI00</a></p>	
<p><b>23/01081/S73</b></p> <p>Mr Jeff Scoffham Jeff Scoffham Architects Ltd</p>	<p>Variation of condition 2 (Plans) of 23/00362/HHFUL.</p> <p><b>59 Needingworth Road St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RW708EIKFKH00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RW708EIKFKH00</a></p>	

<p>50 Butt Lane Hinckley LE10 1LD</p>			
<p><b>23/O1170/TREE</b></p> <p>Mr John Talbot Cambridge Trees Ltd 39 London Street Godmanchester Huntingdon PE29 2HX</p>	<p>T1 Walnut in back garden: reduce laterally over neighbouring garden by approx. 2m Owners of the neighbouring property are concerned about leaf and debris fall from the tree. The neighbouring garden is quote narrow and largely overhung and shaded by the tree.</p> <p><b>13 Parkside St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RWVB6MIKFV100">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RWVB6MIKFV100</a></p>	
<p><b>23/O1168/TREE</b></p> <p>Mr John Talbot Cambridge Trees Ltd 39 London Street Godmanchester Huntingdon PE29 2HX</p>	<p>T1 Horse Chestnut at side of garden: Thin crown by approx 20% to allow more light through canopy. maximum cut diameter will be 50mm.</p> <p><b>9 Brigham Crescent St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RWV91JIKFUW00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RWV91JIKFUW00</a></p>	
<p><b>23/O1154/HHFUL</b></p> <p>Mr Bhupendra Persand SKK Design The Mill Stortford Road</p>	<p>Replacement of double glazed sash windows, replacement of roof tiles above north east elevation and repointing existing brick walls to north east and north west elevations.</p> <p><b>Elwyn House Merryland</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RWPAYOIKFT200">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RWPAYOIKFT200</a></p>	

<p>Hatfield Heath CM22 7DL</p>	<p><b>St Ives</b></p>		
<p><b>23/01155/LBC</b>   Mr Bhupendra  Persand  SKK Design  The Mill  Stortford Road  Hatfield Heath  CM22 7DL</p>	<p>Replacement of double glazed sash windows,  replacement of roof tiles above north east elevation  and repointing existing brick walls to north east and  north west elevations.</p> <p><b>Elwyn House Merryland  St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RWPAYQIKFT300">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RWPAYQIKFT300</a></p>	