



ST IVES TOWN COUNCIL

Town Clerk – Matthew Price

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TWINNED WITH STADTALLENDORF

Issued: 19 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 26 July 2023 at 7.00 pm**.

Matthew Price
TOWN CLERK

AGENDA

PL24.00 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

PL25.00 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.

PL26.00 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.

PL27.00 MINUTES

To confirm as a correct record the Minutes of the Planning Committee held on 12 July 2023 (copy herewith).

PL28.00 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 12 July 2023**

Present:

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

In attendance:

Town Clerk: M Price

Democratic Officer: A Childs

PL19.00 APOLOGIES FOR ABSENCE

Apologies were received from Councillor N Wells (HDC Work Commitment).

PL20.00 DECLARATIONS OF INTEREST

None.

PL21.00 PUBLIC PARTICIPATION

Councillor Cath Gleadow of Huntingdonshire District Council (HDC) spoke regarding **Agenda Item PL23.01: Planning Application 23/00123/FUL**; she acknowledged the challenges the district council have faced with the proposed development and stated that they are handling the majority of issues that have arisen.

There are concerns regarding the height of the fence as it borders the Thicket Path, which contradicts the 1 metre height fence regulations for all fences constructed alongside highways (the Thicket Path is considered a County Council highway). She also noted the material and appropriateness of the fence design. Being next to the Thicket and wooded areas, a metal fence is not aesthetically pleasant or fitting to its surroundings.

She stated that the district council are closely monitoring the proposed development, and its applications are being examined on a regular basis. She mentioned that the public have submitted several complaints about this application, and offered to provide any advice or information to those interested.

The Chairman thanked Mrs Gleadow for her comments.

PL22.00 MINUTES

RESOLVED: the Minutes of the Meeting held on 28 June 2023 were agreed as a correct record and signed by the Vice Chairman.

PL23.00 PLANNING APPLICATIONS

Consideration was given to the following applications:

PL23.01 23/00123/FUL

Erection of 2.0m high metal fence to form an enclosure to an existing mooring platform (retrospective).

**The How Houghton Road
St Ives**

Chairman's
Initials

RECOMMENDATION: Refusal

The committee noted that the fence has been erected against the majority of district guidance to date. It conflicts with heritage ethics within conservation areas, and decreases the aesthetic beauty of the area. The material and height of the fence are not desirable or suitable; it could potentially be scaled back to a reasonable height and a material more fitting to the environment, but ideally no fence at all would be erected.

The Council's view is that this will have an impact on the conservation area, despite the developer's documentation which states otherwise. This area has already experienced damage to the riverbank and cutting down of trees.

Concerns were also raised that this is a retrospective application; this has potential to set a dangerous precedent, especially regarding housing developers and conservation areas.

In summary, based on aesthetics, a lack of need, and concerns regarding retrospective applications related to conservation areas the Committee members strongly encouraged a refusal on this application.

PL23.02**23/00460/FUL**

Installation of external play area.

Aurora Fairway School Westwood Road**St Ives****RECOMMENDATION: Approval**

An excellent facility for the school. The equipment is of high quality and is all inclusive for children of various ages, skills and needs. It was agreed to be a very suitable addition to the school.

PL23.03**23/01081/S73**

Variation of condition 2 (Plans) of 23/00362/HHFUL.

59 Needingworth Road**St Ives****RECOMMENDATION: Approval**

The committee noted the variation of condition 2 (Plans) and it was agreed to be a reasonable request. No objections were made.

PL23.04**23/01170/TREE**

T1 Walnut in back garden: reduce laterally over neighbouring garden by approx. 2 m.

Owners of the neighbouring property are concerned about leaf and debris fall from the tree. The neighbouring garden is quite narrow and largely overhung and shaded by the tree.

13 Parkside**St Ives**

RECOMMENDATION: Approval

As the tree is overgrowing onto a neighbouring property, this request should be permissible and would be considered necessary tree surgery.

PL23.05

23/01168/TREE

T1 Horse Chestnut at side of garden: Thin crown by approx 20% to allow more light through canopy. maximum cut diameter will be 50mm.

**9 Brigham Crescent
St Ives**

RECOMMENDATION: Approval

This would be considered essential tree surgery which would allow more light to enter the garden area.

PL23.06

23/01154/HHFUL

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.

**Elwyn House Merryland
St Ives**

RECOMMENDATION: Approval

Favourable feedback was provided by the committee; the property would be vastly improved and it would be very keeping of its historic character.

PL23.07

23/01155/LBC

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.

**Elwyn House Merryland
St Ives**

RECOMMENDATION: Approval

Favourable feedback was provided by the committee; the property would be vastly improved and it would be very keeping of its historic character.

The meeting concluded at 7:19 pm.

Chairman:

Dated: 26 July 2023

Chairman's
Initials

PLANNING APPLICATIONS
26 July 2023

Application No Applicant/Agent	Proposed Development	Link	Comments
<p>23/01158/LBC</p> <p>D Mead The Planning Partnership 14 Hilton Road Fenstanton Peterborough PE28 9LJ</p>	<p>Change of use of office (Class E) to two flats (C3 residential).</p> <p>First And Second Floor Offices 22 - 24 The Broadway St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWUGP7IKFTQ00</p>	
<p>23/01157/FUL</p> <p>D Mead The Planning Partnership 14 Hilton Road Fenstanton Peterborough PE28 9LJ</p>	<p>Change of use of first and second floor offices (Class E) to two flats (residential C3).</p> <p>First And Second Floor Offices 22 - 24 The Broadway St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWUGP6IKFTP00</p>	
<p>23/80268/COND</p> <p>Mr Steve Tibbett Tibbett Architectural Services</p>	<p>Discharge of Conditions 3 (Environmental Management Plan), 4 (Surface Water Drainage), 5 (Surface water Runoff During Construction), 6 (External Materials), 7 (Architectural Details), 9</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWYEV5IKFX700</p>	

<p>Unit 15 Watsons Yard High Street Cottenham Cambridge CB24 8RX</p>	<p>(Ecological Enhancement) and 14 (Plant and Equipment Details) of 22/01439/FUL.</p> <p>Former 11 To 12 The Pavement St Ives</p>		
<p>23/01212/FUL</p> <p>Basil Samila Headley Stokes Associates Limited Ferrar House 70 High Street Huntingdon PE29 3DJ</p>	<p>Conversion of existing church parish hall into residential units.</p> <p>The Church Hall Ramsey Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R0SNWIKFYY00</p>	
<p>23/01294/HHFUL</p> <p>Mr Sean Duffy Partners in Planning and Architecture Ltd Suite 2 Clare Hall St Ives Business Park Parsons Green St Ives PE27 4WY</p>	<p>Construction of Two-storey Rear and Gable Extensions Pursuant to Allowed Appeal APP/HO520/D/233315852.</p> <p>2 Windsor Close St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXN0Y6IKG7N00</p>	

<p>23/O1152/FUL</p> <p>Mrs Kathryn Brand The Abbey Group Cambridgeshire Limited Suite 2 Clare Hall Parsons Green Business Park St Ives PE27 4WY</p>	<p>Installation of first floor seating area with balustrade and external stairs above existing retail unit.</p> <p>7 Abbey Retail Park Harrison Way St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWOWTZIKFSI00</p>	
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