



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: 05 October 2023

Cllrs R Chapman, C Morgan, 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 **Thursday 12 October 2023 at 7.00 pm**.

Matthew Price
TOWN CLERK

AGENDA

- PL46.00 APPOINTMENT OF VICE CHAIRMAN**
To appoint a replacement Vice Chairman for the municipal year 2023/24.
- PL47.00 APOLOGIES FOR ABSENCE**
To receive and note apologies for absence.
- PL48.00 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.
- PL49.00 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.
- PL50.00 MINUTES**
To confirm as a correct record the Minutes of the Planning Committee held on 13 September 2023 (copy herewith).



PL51.00 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 13 September 2023**

Present:

Chairman: N Wells

Vice Chairman: C Smith

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

In attendance:

Town Clerk: M Price

Democratic Officer: A Childs

BELLWAY HOMES LTD PRESENTATION

Charlotte Bailey, who is a Senior Planner with Turley Consultants, was accompanied by four associates and spoke at the Planning Committee on behalf of their clients, Bellway Homes Ltd and the local landowners.

The suggested usage of land dates back to 2018, when the proposed application was withdrawn when the Huntingdonshire Local Plan went out. The planners have been speaking with the District Council and taking officers' advice into account in terms of planning. The key principles that are key to the potential plans include a landscaped masterplan, a defensive barrier of shielding including woodland, and a maximised sustainability of that part of town – to include new footpaths and a convenience store.

Three options were presented for the potential development of the land to the north of Houghton Road, St Ives.

Development Scenario 1 includes 237 proposed dwellings and a convenience store. This first option is the smallest of the three, and would include a landscaped gateway and a potential new roundabout. It would serve as a generous entrance to St Ives, and offer excellent access to green space. This more reserved option would also offer a play area.

Development Scenario 2 includes 284 proposed dwellings and a convenience store. This option would add a residential parcel to the north of Option 1, with additional housing.

Development Scenario 3 includes 400 proposed dwellings and a convenience store. This option would allow a substantial amount of green space in the plan, and would run up to the edge of Hill Rise Park. It would retain the hedgerow, and would allow an additional residential parcel to the north. A more generous park space would be available; the planners suggested that this option would serve as the best in terms of offered amenity to the public and create a strong edge to the development.

Representatives from Wyton-on-the-Hill Parish Council and Houghton & Wyton Parish Council were present in the meeting, sitting in the public seating. They both voiced concerns that their parishes had not yet been contacted nor consulted in this proposed development.

The speakers assured that meetings would be arranged with both parish councils, and their members would be consulted on the proposals.

The Chairman thanked them for the presentation, stating the Council will await the next stages.

PL40.00

APOLOGIES FOR ABSENCE

Apologies were received from Councillor C Morgan (personal).

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PL41.00 DECLARATIONS OF INTEREST

None.

PL42.00 PUBLIC PARTICIPATION

None.

PL43.00 MINUTES

RESOLVED: the Minutes of the Meeting held on 23 August 2023 were agreed as a correct record and signed by the Chairman.

PL44.00 PLANNING APPLICATIONS

Consideration was given to the following applications:

PL44.01 23/01435/P3JPA

Conversion of an existing office back to a dwellinghouse.

**11 Station Road
St Ives**

RECOMMENDATION: Approval

The external footprint will not increase and the proposed plans, a reconfiguration of office to dwelling, are suitable for the building and location.

PL44.02 23/01436/P3JPA

Conversion of an office building back to residential use for 3No. self-contained dwellings.

**11 Station Road
St Ives**

RECOMMENDATION: Approval

The external footprint will not increase and the proposed plans, a reconfiguration of office to dwelling, are suitable for the building and location.

PL45.00 CCC PLANNING APPLICATION CONSULTATION

Members discussed Planning Application **CCC/23/093/FUL** as part of a consultation led by Cambridgeshire County Council (CCC). Previous planning applications for Envar Composting Ltd have been shared with the Town Council for comment, and this application is the most recent submission from Envar.

The Chairman noted that the applicants have stated that there would be no increase to odours, traffic, hours of operation or level of noise emissions. He was keen to hear the views of neighbouring parish councils on the updated application.

Councillor M Gleadow expressed concerns of increased odour emissions. Although the application stated that emissions would not increase, he felt this was highly unlikely due to the proposed plans. The challenge, he stated, would fall under the environmental protection permit and its requirements.

The Chairman mentioned that the applicants have stated that they will monitor and feedback if approval is granted.

Chairman's
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Councillor A Thompson argued that traffic would inevitably increase along the roads leading to the facility, despite the application stating otherwise. This would not only increase traffic and queues, but also carbon emissions as well. Councillor R Chapman agreed, stating that the two large buildings proposed to contain the waste would inevitably lead to an increase in traffic; the increase in size would indirectly but certainly relate to an increase of deliveries and waste processing. The proposed buildings would be 1 metre higher than the original proposed ones, and look like a large industrial units.

Councillor J Kerr agreed, stating that the applicants were not honest in previous applications regarding the level of traffic involved. Councillor A Thompson expressed concerns that the increased traffic would inevitably create a need for a double carriageway, and negatively impact the green areas of St Ives.

Councillor C Smith stated the application contained a significant amount of material, however it would have been useful to see what sections had been updated from previous versions for ease of reading. Councillor J Kerr agreed and stated the report was highly technical with complex terminology; it would have been useful to be worded in a simple and clear manner for public consumption. The Chairman also agreed, stating the applicants should make their reports fitting for the general public.

Councillor M Gleadow reiterated his concern regarding environmental permitting. He stated that members must have faith in the requirements of the permit, although he voiced concerns if this would be monitored appropriately.

Councillor C Smith proposed that the committee recommend refusal of the application on the grounds of increased traffic, odours and effects to the rural landscape. This was seconded by Councillor J Kerr; the majority voted in favour of the proposal with one abstained vote from Councillor N Wells.

RESOLVED: that the Planning Committee recommend refusal of the Planning Application **CCC/23/093/FUL** to Cambridgeshire County Council; on the grounds of increased traffic, odours and effects to the rural landscape.

The meeting concluded at 7:48 pm.

Chairman:

Dated: 27 September 2023

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PLANNING APPLICATIONS
11 October 2023

Application No Applicant/Agent	Proposed Development	Link	Comments
<p>23/O1646/FUL</p> <p>Mr Joseph Vickery Davies Vickery Associates Touchstone Godstone Road Bletchingley, Surrey RH1 4PL</p>	<p>Change of use from Class E (Commercial, Business and Service) to F1 (Learning and non-residential institutions) to provide Energy Training Academy within existing buildings.</p> <p>4 Harding Way St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0HYJKIKHC100</p>	
<p>23/O1662/HHFUL</p> <p>Mr John Patrick Asher 27 Robbs Walk St Ives PE27 5NA</p>	<p>Installation of air conditioning unit using an external unit mounted at the rear of the property.</p> <p>27 Robbs Walk St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0LNIEIKHE400</p>	
<p>23/O1615/FUL</p> <p>Mr Martin Page Brown & Co The Fairways Wyboston Lakes Great North Road</p>	<p>Conversion of dwelling to create 2 x 2-bedroom dwellings with associated first floor extension works.</p> <p>13 Needingworth Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S07LSKIKH8K00</p>	

Wyboston, Beds. MK44 3AL			
23/O1656/HHFUL Mr Oliver Brookes Cameron Bosque Brookes Architects 7 Hill Estate Houghton, Huntingdon PE28 2BX	First floor and small Ground floor extension to create an additional bed space. 1 Collingwood Close St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0K718IKHDH00	
23/O1730/HHFUL Mr Jason Tyers JPT Design Consultants Ltd. The Studio 23 Halifax Road Upper Cambourne CB23 6AX	Single storey rear extension. 18 Wellington Avenue St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S16PTIHKHLL00	
23/O1103/HHFUL Mr Jason Tyers JPT Design Consultants Ltd. The Studio 23 Halifax Road Upper Cambourne CB23 6AX	Single storey extension to the rear following demolition of the existing conservatory, plus part garage conversion. 5 Links Way St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWBXX1IKFMX00	

<p>23/O1815/TREE</p> <p>Mr John Talbot Cambridge Trees Ltd 39 London Street Godmanchester Huntingdon PE29 2HX</p>	<p>T1: Willow: fell to ground level – This twin-stemmed tree has previously been heavily reduced to approx. 5 metres, and managed as a pollard for several years. Recently one stem failed and fell into the garden. The remaining stem is heavily decayed and requires removal.</p> <p>25 Needingworth Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S1OJCRIKHTT00</p>	
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