



# ST IVES TOWN COUNCIL

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**TWINNED WITH STADTALLENDORF**

Issued: 03 January 2024

**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 **Wednesday 10 January at 7.00 pm**.

**Libby White**  
**Locum Clerk**

## AGENDA

- PL78.00 APOLOGIES FOR ABSENCE**  
To receive and note apologies for absence.
- PL79.00 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.
- PL80.00 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.
- PL81.00 MINUTES**  
To confirm as a correct record the Minutes of the Planning Committee held on 13 December 2023 (copy herewith).
- PL82.00 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 December 2023**

**Present:**

Vice Chairman: Cllr M Gleadow  
Councillors: J Tiddy, J Kerr, R Chapman

**In attendance:**

Democratic Officer: A Childs

**PL73.00 APOLOGIES FOR ABSENCE**

Apologies were received from Councillors N Wells (HDC Commitment) and A Thompson (personal).  
Councillor C Morgan on sabbatical leave.

**PL74.00 DECLARATIONS OF INTEREST**

None.

**PL75.00 PUBLIC PARTICIPATION**

None.

**PL76.00 MINUTES**

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

**PL77.00 PLANNING APPLICATIONS**

Consideration was given to the following applications:

**PL77.01 23/02150/FUL**

Change of use of office (Class E) to two residential flats (Class C3).  
**First And Second Floor Offices 22 - 24  
The Broadway, St Ives**

**RECOMMENDATION: Approval Subject to**

Electrical switch provisions being placed above flood levels.  
Members agreed it is a good application and noted the beneficial fire protection measures and that the footprint is not being altered. They welcome extra fire protection and sound insulation measures.

**PL77.02 23/02151/LBC**

Change of use of office (Class E) to two residential flats (Class C3).  
**First And Second Floor Offices 22 - 24  
The Broadway, St Ives**

**RECOMMENDATION: Approval Subject to**

Electrical switch provisions being placed above flood levels.  
Members agreed it is a good application and noted the beneficial fire protection measures and that the footprint is not being altered. They welcome extra fire protection and sound insulation measures.

Chairman's  
Initials

- PL77.03**      **23/02009/FUL**  
Proposed Security Fencing, Automated Entrance Gates, Material Waste Store, Foam Tank and associated Air Handling Units & Ductwork.  
**33 - 35 Edison Road**  
**St Ives**
- RECOMMENDATION: Approval Subject to**  
Environmental Agency approval, as well as an investigation for animal corridors to allow passage through the fencing if applicable, a reduction in light pollution created by security lighting measures, and to replace the concrete surfaces to another area where the surfacing could be made permeable.
- PL77.04**      **23/02238/HHFUL**  
Demolition of existing conservatory to be replaced by proposed single storey rear extension.  
**6 Norfolk Rd**  
**St Ives**
- RECOMMENDATION: Approval**  
No concerns were raised with the application and the plot is a sufficient size to accommodate the rear extension, which does not exceed the width of the property.
- PL77.05**      **23/02242/TREE**  
T1 Horse Chestnut - Monolith to 5 metres.  
Reasons - Tree is dying, 1/3 is rotten, most likely from a damaged root on the western side of the tree. Tree is in decline and showing decay.
- T2 Horse Chestnut - remove two lowest branches (marked X in the image).  
Reason - Tree is encroach onto neighbouring property.  
**40 Askwith Grove**  
**St Ives**
- RECOMMENDATION: Request for further information and extension for recommendation provision until 11 January 2024.**  
The Committee felt more information was required to make an informed decision on the T1 and T2 Horse Chestnuts.
- PL77.06**      **23/02275/S73**  
Variation of Condition 2 (plans) for application 21/01428/FUL - Alteration to appearance of south facing elevation to show kitchen extract vent.  
**25-27 Bridge Street**  
**St Ives**
- RECOMMENDATION: Approval**  
The Committee agreed it was an appropriate compromise to paint the vent to blend in with the existing Riverporter picture.
- PL77.07**      **23/02177/FUL**  
Conversion of existing building to create three studio flats with construction of a detached one bedroom dwelling to the rear.  
**Flat 1 7 Carlisle Terrace, The Quadrant**  
**St Ives**

**RECOMMENDATION: Approval**

The Committee agreed there is a need for residential accommodation in the area and the conversion of the existing building into studio flats would be an appropriate solution. The terrace contains many neighbouring rear extensions, which implies that the property could accommodate a similar addition.

The meeting concluded at 7:18 pm.

Chair:

Dated: 10 January 2024

Chairman's  
Initials

**PLANNING APPLICATIONS**  
**10 January 2024**

Application No Applicant/Agent	Proposed Development	Link	Comments
<p><b>23/O2242/TREE</b></p> <p>Mr Charlie Vince            Charlie Vince Tree            Surgery Ltd            2 Friends Close            Yelling,            Cambridgeshire            PE19 6SF United            Kingdom</p>	<p>T1 Horse Chestnut – Monolith to 5 metres.            Reasons – Tree is dying, 1/3 is rotten, most likely from a damaged root on the western side of the tree. Tree is in decline and showing decay.</p> <p>T2 Horse Chestnut – remove two lowest branches (marked X in the image).            Reason – Tree is encroach onto neighbouring property.</p> <p><b>40 Askwith Grove</b>  <b>St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S4H38HIKJ2D00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S4H38HIKJ2D00</a></p>	
<p><b>23/O2389/TREE</b></p> <p>Mr Tim Hewitt            Eastern Landscape            Service Limited            27 High Street            Cottenham CB24 8SA</p>	<p>1 – Dying Sycamore – Fell            2 – 2no small Leyland Cypress – Reduce to 8ft            3 – Norway Maple – reduce height to 6m removing dead top            4 – Leyland cypress hedge – remove 2 small feathers growing taller than main hedge</p> <p><b>9 Bury Close</b>  <b>St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S5HNW2IKJHF00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S5HNW2IKJHF00</a></p>	

<p><b>23/O2288/HHFUL</b></p> <p>Mr Samuel Purchas 9 Cromwell Place St Ives Cambridgeshire PE27 5JB</p>	<p>Retrospective application for utility extension to the rear, erection of new garden wall to front of property and installation of block paving over the existing concrete slab to garage to rear.</p> <p><b>9 Cromwell Place St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S4RQMGIKJ6G00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S4RQMGIKJ6G00</a></p>	
<p><b>23/O2083/TREE</b></p> <p>Mrs Tara Berry Bartlett Tree Experts Oak Farm Bedford Road Northill SG18 9AW</p>	<p>Common Beech – T747 – Front of Property. Reduce back from property providing 2 meters clearance from building.</p> <p><b>Broad Leas Court St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S3CNFTIKIL100">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S3CNFTIKIL100</a></p>	
<p><b>23/O2177/FUL</b></p> <p>Mr Ben Wright Bright Architectural Solutions 38 Cambridge Villas Godmanchester PE292BS</p>	<p>Conversion of existing building to create three studio flats with construction of a detached one bedroom dwelling to the rear.</p> <p><b>7 Carlisle Terrace St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S42NE0IKIVO00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S42NE0IKIVO00</a></p>	
<p><b>23/O2461/HHFUL</b></p> <p>Mr Tom Graves 9 Woodside Way, St Ives PE27 3JQ</p>	<p>Erection of single storey front extension</p> <p>On the west side; The ground level window will not overlook anyone due to its height and positioning being lower than the existing fence line. There will be two velux style roof windows position high in the</p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S5WGT3IKJOS00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S5WGT3IKJOS00</a></p>	

	<p>roof space.</p> <p>On the East side: There will be a window and door facing onto the existing driveway and also not overlook anyone. There will be a high level roof window which will be used for light in the hallway.</p> <p><b>9 Woodside Way St Ives</b></p>		
<p><b>23/O2458/FUL</b></p> <p>Mr Guillermo Marijuan Guimera 112 Finsbury Business Centre London EC1R ONE</p>	<p>Erection of new single-storey building on what is currently MUGA. Adjustments to existing car parking and landscape including MUGA relocation. New perimeter fencing.</p> <p><b>Aurora Fairway School St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S5VEE9IKJOJ00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S5VEE9IKJOJ00</a></p>	