



ST IVES TOWN COUNCIL

Town Hall, Market Hill, St Ives,
Huntingdonshire PE27 5AL
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TWINNED WITH STADTALLENDORF

Issued: 04 April 2024

Cllrs R Chapman, C Morgan, A Thompson, J Tiddy, N Wells, J Kerr, M Gleadow

You are hereby summoned to attend the Planning Committee Meeting of St Ives Town Council for the purpose of transacting the business as set out below. Any member not able to attend should send their apologies in before the meeting.

Meeting to be held on **Wednesday 10th April 2024** in the **Council Chamber, Town Hall at 7.00pm.**

The meeting is open to members of the public (including the press), but is not a public meeting.

Libby White

Mrs Libby White BEM BA(Hons) FSLCC
Locum Clerk

AGENDA

PL110.00 APOLOGIES FOR ABSENCE

To receive and approve apologies for absence.

PL111.00 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.

PL112.00 PUBLIC PARTICIPATION (15 MINUTES)

Open Forum to provide an opportunity for members of the public to raise questions for future agendas or on items that are on the current agenda.

To allow any members of the public and Councillors declaring an interest to address the meeting in relation to the business to be transacted at that meeting.

At the close of this item, members of the public will no longer be permitted to address the Council unless invited to do so by the Chairman. Limited to 3 minutes per person, 15 minutes in total.



PL113.00 MINUTES

To confirm as a correct record the Minutes of the Planning Committee held on 27 March 2024 (copy herewith).

PL114.00 PLANNING APPLICATIONS

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

PL115.00 TREE PRESERVATION ORDER

To discuss and provide comments for the TPO 24/004 to Huntingdonshire District Council (copies herewith).

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held in the Town Hall on 27th March 2024, 7:00 pm**

Present:

Vice Chair: M Gleadow

Councillors: J Tiddy, C Morgan, A Thompson, R Chapman

In attendance:

Democratic Officer: A Childs
Two Members of the public

PL105.00 APOLOGIES FOR ABSENCE

Apologies were received and approved from Councillors N Wells and J Kerr (HDC Work Commitments).

PL106.00 DECLARATIONS OF INTEREST

None.

PL107.00 PUBLIC PARTICIPATION

A local resident spoke in opposition to the planning application in **Agenda Item PL109.01 (Church Hall, Ramsey Road)**, pointing out the lack of other suitable smaller venues in the town and the lack of support from senior clergy at the Diocese of Ely. The resident encouraged the Committee to consider refusal of the application.

The Chair of the Flood Action Group (FLAG) informed Members that the group is now affiliated with the Local Resilience Forum (LRF) which seeks to promote resilience in the community. At a recent conference there was discussed a need for venues to serve as warm spaces; the Chair of FLAG suggested the hall in **Agenda Item PL109.01 (Church Hall, Ramsey Road)** could serve as a useful venue due to its smaller size and central location.

The Vice Chair thanked both members of the public for their comments.

PL108.00 MINUTES

Councillor R Chapman noted that the reference to 'sod' in **Agenda Item PL104.5** should state SUDS (sustainable drainage systems); and **Agenda Item PL104.3** it should refer to rainwater collection systems rather than storage on the roof (SUDS).

The clarifications were written on the minutes to be signed.

RESOLVED: that, subject to the above amendments, the Minutes of the meeting held on 13th March 2024 were agreed as a correct record and signed by the Vice Chair.

PL109.00 PLANNING APPLICATIONS

PL109.01 23/01699/FUL

Description Conversion of existing church parish hall to 3 residential units (Use Class C3).

The Church Hall, Ramsey Road, St Ives

RESOLVED: Recommend refusal on the grounds of the impact on the community due to the loss of a valuable community facility. The Committee has concerns about the lack of other smaller

Chairman's
Initials

affordable venues within the town, additionally its central location and size make it a unique and valuable asset for St Ives. Concerns over impact on the food bank operation were also raised. Regarding the application, members noted the lack of parking for potential residents of the proposed residential units in the application and concerns by adjoining occupiers from being overlooked. Concerns were expressed regarding its proximity to Holt Island Nature Reserve and the lack of consideration for biodiversity, e.g. lack of swallow boxes. In summary, the Committee recommends refusal on the basis of the loss of a community facility and encourages the Church to draw up a business plan to revitalise the hall and enable it to become a self-sustaining venue to be an asset to the community. Refusal is also recommended due to the lack of car parking, loss of privacy for adjoining occupiers and inadequate fencing, as issues raised by neighbours.

PL109.02 24/00321/FUL

(Retrospective) Planning Application for the change of use of General Industrial (B2) to Gymnasium (E (d)) along with parking and other associated works.

5 Caxton Road, St Ives

RESOLVED: Recommend approval subject to the incorporation of permeable surfaces for any potential future parking spaces. The Committee supported the concept of transforming an industrial unit into a gymnasium for health and lifestyle purposes.

PL109.03 24/00381/HHFUL

Erection of Double Garage.

35 Ansley Way, St Ives

RESOLVED: Recommend approval subject to the incorporation of sustainable drainage system (SUDS) within the landscape to compensate for the footprint of the building, to hold back some water and discharge it at a limited rate – to allow slow water run-off. Another suggestion was made for a green roof. The Committee noted several other neighbouring properties have double garages in the vicinity, therefore this application request is not out of character in the location.

PL109.04 23/00030/FUL

Change of use of annexe to a Sui Generis use for standalone tourist/short term accommodation.

14 West Street, St Ives

RESOLVED: Recommend refusal on the grounds of safety and potential impact on quality of life to occupiers of neighbouring properties; because of the shared access, causing disturbance when the property is accessed and used by visitors.

PL109.05 24/00487/HHFUL

Erection of extension to provide living accommodation.

15 Rookery Close, St Ives

RESOLVED: Recommend approval subject to the implementation of sustainable drainage systems (SUDS) due to the plot's presence in Flood Zone 2. The committee would also welcome provisions that the extension is not used for future short-term rental accommodations (e.g. Airbnb).

The meeting concluded at 7.36 pm.

Chair:.....

Dated: 10th April 2024

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Initials

PLANNING APPLICATIONS
10 April 2024

AGENDA ITEM PL114.00

Application No Applicant/Agent	Proposed Development	Link	Comments
<p>24/00090/FUL Mir Haider Ali 29 Acacia Avenue St Ives PE27 6TN</p>	<p>Change of use of land adjacent to the property to residential use and retention of existing boundary fence. 29 Acacia Ave St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S7GKB1IK9900</p>	
<p>24/00466/HHFUL Ben Wright Bright Architectural Solutions 58 Percy Green Place Huntingdon PE29 6TZ</p>	<p>Single-story rear extension to provide additional lounge area. 7 Deighton Close St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SA9VDSIKLGW00</p>	
<p>24/00506/HHFUL Mrs Katie Davies-Binney Binney & Sims Design Bellingham House 2 Huntingdon Street St Neots PE19 1BG</p>	<p>Single storey rear extension and dormer. 47 Elm Drive St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SAJLIGIKL100</p>	

<p>24/00532/HHFUL Mr James Smith Smith Architects Ltd 2B New Road St Ives PE27 5BG</p>	<p>A small link extension to join two outbuildings, a store and a garage to be used as a small personal workshop.</p> <p>Westfield Park Ave St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SAPK4VIKLOPOO</p>	
<p>24/00516/HHFUL Mr Gino Melanie 35 Beauchamp Close Eaton Socon, St Neots PE19 8BU</p>	<p>Proposed 2 storey side extension.</p> <p>9 Garden Close St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SALRBUIKLMKOO</p>	
<p>24/00276/FUL Mr Geoffrey Ansell Farrell and Clark 43-51 Cookridge Street Leeds LS2 3AW</p>	<p>Installation of roof top plant and plant platform handrails. New plant enclosure to rear and gates. New replacement door at ground floor and replacement balcony door. New External LED lighting.</p> <p>Waitrose Ltd, Station Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S8SV4RIKKU400</p>	
<p>24/00498/HHFUL Mr Richard Biddle 13 Maytrees, St Ives PE27 5WZ</p>	<p>Erection of a double garage at the rear of the property.</p> <p>12 Tay Close St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SAJ4SEIKLK900</p>	

<p>24/00485/HHFUL Mr D Smith 12 Sheepfold St St Ives PE27 5FY</p>	<p>Erection of first floor front extension.</p> <p>12 Sheepfold Street St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SACJ8DIKOHJ00</p>	
<p>24/00451/FUL Mr Ben Wright Bright Architectural Solutions 38 Cambridge Villas Godmanchester PE29 2BS</p>	<p>The proposed transformation of the existing three-storey house of multiple occupations, occupying 2 Flats. The proposal looks to increase the density to 3 Studio Flats with a 1-bedroom property to accompany existing dwellings to the rear.</p> <p>7 Carlisle Terrace The Quadrant St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SA662CIKLF100</p>	

TOWN AND COUNTRY PLANNING ACT 1990

**TOWN AND COUNTRY PLANNING (TREE PRESERVATION)(ENGLAND)
REGULATIONS 2012**

HUNTINGDONSHIRE DISTRICT COUNCIL

**TREE PRESERVATION ORDER NUMBER 24/004
Land East of Birt Lane St Ives**

The Huntingdonshire District Council in exercise of the powers conferred on them by Section 198 of the Town and Country Planning Act 1990 make the following Order:

Citation

- 1** This Order may be cited as **TREE PRESERVATION ORDER NUMBER 24/004
Land East of Birt Lane St Ives**

Interpretation

2

- (1) In this Order “the Authority” means the Huntingdonshire District Council
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country (Tree Preservation)(England) Regulations 2012

Effect

3

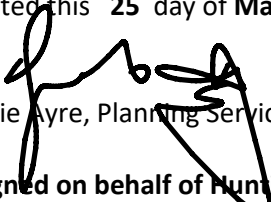
- (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made
- (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (Tree Preservation Orders: Forestry Commissioners) and, subject to the exceptions in Regulation 14, no person shall:-
 - (a) Cut down, top, lop, uproot, wilfully damage or wilfully destroy; or
 - (b) Cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

Any tree specified in the Schedule to this Order except with the written consent of the Authority in accordance with Regulations 16 and 17, or the Secretary of State in accordance with Regulation 23 and, where such consent is given subject to conditions, in accordance with those conditions

Application to trees to be planted pursuant to a condition

- 4 In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted

Dated this **25** day of **March 2024**



Julie Ayre, Planning Service Manager

**Signed on behalf of Huntingdonshire District Council
Authorised to sign on behalf of that behalf.**

CONFIRMATION OF ORDER

This Order was confirmed by the HUNTINGDONSHIRE DISTRICT COUNCIL without modification on the
day of

Or

This Order was confirmed by the HUNTINGDONSHIRE DISTRICT COUNCIL subject to the following
modifications:

on the day of

**AUTHORISED SIGNATORY
HUNTINGDONSHIRE DISTRICT COUNCIL**

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by HUNTINGDONSHIRE DISTRICT COUNCIL

on the day of

**AUTHORISED SIGNATORY
HUNTINGDONSHIRE DISTRICT COUNCIL**

**SCHEDULE
SPECIFICATION OF TREES
TREE PRESERVATION ORDER NUMBER 24/004
Land East of Birt Lane St Ives**

**Trees specified individually
(encircled in black on the map)**

Reference on Map	Description	Situation OS Grid Ref:
T1	Common Lime	Situating on Land East of Birt Lane St Ives
T2	Holly	Situating on Land East of Birt Lane St Ives
T3	Holly	Situating on Land East of Birt Lane St Ives

**Trees specified by reference to an area
(within a dotted black line on the map)**

Reference on Map	Description	Situation OS Grid Ref:
NONE		

**Group of trees
(within a broken line on the map)**

Reference on Map	Description (include no. of trees in group)	Situation OS Grid Ref:
NONE		

**Woodlands
(with a continuous black line on the map)**

Reference on Map	Description	Situation OS Grid Ref:
NONE		



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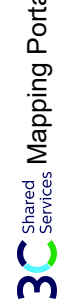
Title:



Tree Preservation Order 24/004 Land East of Birt Lane St Ives

Date: 25 March 2024

Produced by:



Scale:

1:500 @ A4

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Libby White
Town Hall
Market Hill
St Ives
PE27 5AL

BY EMAIL

27th March 2024

Dear Libby White

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND)
REGULATIONS 2012
TREE PRESERVATION ORDER NUMBER 24/004 Land East of Birt Lane St Ives

I write to inform you that the Council made the above mentioned Tree Preservation Order on 25.03.2024.

A copy of the Tree Preservation Order is enclosed for your records. I would be grateful if you forward any comments, support or objections about any of the trees, groups of trees, or woodlands covered by the Order in writing by 25.04.2024.

If you require any further information please contact by email: Trees@huntingdonshire.gov.uk.

Yours sincerely

Stephen Bones
Arboricultural Officer