



Celebrating 50 years  
1974-2024

# ST IVES TOWN COUNCIL

Town Hall, Market Hill, St Ives, Huntingdonshire PE27 5AL  
Telephone: 01480 388929 Email: [townclerk@stivestowncouncil.gov.uk](mailto:townclerk@stivestowncouncil.gov.uk)  
**Town Clerk:** Mrs Libby White BEM BA(Hons) FSLCC

**TWINNED WITH STADTALLENDORF**

Issued: 3<sup>rd</sup> October 2024

**Cllrs R Chapman, J Tiddy, N Wells, J Kerr, M Gleadow and M Page**

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 before the meeting.

Meeting to be held on **Wednesday 9<sup>th</sup> October 2024** in the **Council Chamber, Town Hall at 7pm.**

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**  
**Town Clerk**

## AGENDA

### PRESENTATION

To receive a presentation from representatives from Houghton and Wyton Parish Council regarding a proposed development.

**PL43.00 APOLOGIES FOR ABSENCE**

To receive and approve apologies for absence.

**PL44.00 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.

**PL45.00 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 Chair. Limited to three minutes per person, fifteen minutes in total.

**PL46.00 MINUTES**

To confirm as a correct record the minutes of the Planning Committee meeting held on 11th September 2024 (copy herewith).



**PL47.00 PLANNING APPLICATIONS**

To consider the attached list of planning applications received (copy herewith).

**PL48.00 HDC LOCAL PLAN**

To review and consider a response to the following consultations (copy herewith).

**PL48.01** Further issues and options paper

**PL48.02** Land availability assessments

**PL48.03** Sustainability appraisal

**Minutes of the Meeting of the Planning Committee of St Ives Town Council  
Held in the Town Hall on 11<sup>th</sup> September 2024 at 7pm**

**Present:**

Chair: Cllr M Gleadow

Councillors: M Page, J Kerr, P Hussain

**In attendance:**

Town Clerk: Mrs Libby White BEM BA(Hons) FSLCC  
Two members of the public

**PL38.00 APOLOGIES FOR ABSENCE**

Apologies were received and approved from Cllr N Wells (District Council commitments), Cllr J Tiddy (personal) and Cllr R Chapman (personal).

**PL39.00 DECLARATIONS OF INTEREST**

Cllr Page expressed a personal interest in applications 24/01479 and 24/01553 as he has previously provided advice on another property.

**PL40.00 PUBLIC PARTICIPATION**

A resident noted that a surface water drain in East Street is still broken, as reported in April 2024.

**PL41.00 MINUTES**

The committee were in receipt of the draft minutes of the Planning Committee meeting held on 28<sup>th</sup> August 2024.

**RESOLVED:** that the minutes of the meeting held on 28<sup>th</sup> August 2024 were approved and signed by the Chair.

**PL42.00 PLANNING APPLICATIONS****PL42.01 22/02584/FUL**

Demolition of existing residential care home and replacement with a new purpose built 56 bed residential/nursing care centre under class C2.

(Consultation expiry: 20th September 2024)

Rheola  
Broad Leas  
St Ives  
PE27 5PU

**RESOLVED:** The Town Council recommend support of this application. It was discussed that there were no issues with the revision. The scale, bulk and design of the proposed scheme will not harm the general character of the area or the amenity of the neighbouring properties. Overall this will assist in meeting the community needs and the enhancement of the site.

**PL42.02 24/01545/TREE**

T1 Yew - Remove major dead wood 1.5m re-shaping following dead wood removal - Tree has large amounts of dead wood, requires re-shaping once dead wood been removed.

Chair's  
Initials

(Consultation expiry: 17th September 2024)

Green End House  
Green End Barns  
St Ives  
PE27 5RF

**RESOLVED:** The Town Council recommend support of this application and appreciated the comprehensive comments from the tree surgeon.

**PL42.03** 24/01479/FUL

Conversion of 1 x 3 bed bungalow and garage into 2 x 2 bed dwellings with additional site access.  
(Consultation expiry: 19th September 2024)

16 Virginia Way  
St Ives  
PE27 6SQ

**RESOLVED:** The Town Council recommends objection to this application due to unsatisfactory parking arrangements and the potential highway safety concerns this development may raise.  
1 abstention.

**PL42.04** 24/01553/HHFUL

Single storey rear extension.  
(Consultation expiry: 20th September 2024)

34 Abbots Crescent  
St Ives  
PE27 3YA

**RESOLVED:** The Town Council recommends support of this application as it is considered appropriate in size and scale.

**PL42.05** 24/01423/ADV

Retrospective proposals for internally illuminated fascia sign to three elevations, window graphics to entrance elevation and two wall panels to two elevations.  
(Consultation expiry: 24th September 2024)

1 Kings Hedges  
St Ives  
PE27 3XS

**RESOLVED:** The Town Council recommends support of this application. It was noted that the signage causes no adverse harm compared to the old signage.

**PL42.06** 24/01514/FUL

Provision of 10 New Bollards.  
(Consultation expiry: 24th September 2024)

Priory Mews Site  
Priory Mews  
St Ives

**RESOLVED:** The Town Council recommends support of this application. It was discussed that if on the public highway it would be appropriate to check that permission has been obtained.

**PL42.07** HDC/PAV009

Application for pavement usage licence  
(Consultation Expiry: 18th September 2024)

Amore  
4 The Quay  
St Ives  
PE27 5AR

**RESOLVED:** The Town Council recommend support of this application.

The meeting concluded at 7.28pm

Chair:.....

Dated: 9<sup>th</sup> October 2024

DRAFT

Chair's Initials
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## PLANNING APPLICATIONS - 9<sup>th</sup> October 2024

Application No Applicant/Agent	Proposed Development	Link	Comments
24/01608/CLED	<p>Lawful Development Certificate (Existing) for loft conversion used as second bedroom. <b><i>(Consultation expiry: 3<sup>rd</sup> October 2024 – extension requested and granted until 11<sup>th</sup> October)</i></b></p> <p>8 East Street St Ives PE27 5PB</p>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SJ9W3HIKHH100">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SJ9W3HIKHH100</a>	
24/01634/HHFUL  Mrs Katie Davies-Binney Binney & Sims Design Bellingham House 2 Huntingdon Street St Neots PE19 1BG	<p>Erection of single storey rear extension, enlarge front dormer and add new rear dormer. <b><i>(Consultation expiry: 4<sup>th</sup> October 2024 – extension requested and granted until 11<sup>th</sup> October)</i></b></p> <p>28 Acacia Avenue St Ives PE27 6TN</p>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SJC D18IKHJD00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SJC D18IKHJD00</a>	
24/01672/LBC  Mr Thomas Makey Eddisons The Lawns 33 Thorp Road PE3 6AB	<p>Removal and Replacement of the timber framed single glazed windows. Replacement windows to match existing style along with improved double glazing.</p> <p>Undertaking timber repairs and decoration to the windows on the First Floor. <b><i>(Consultation expiry: 7<sup>th</sup> October 2024 – extension requested)</i></b></p> <p>23 Crown Street St Ives PE27 5AB</p>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SJN MKLIKHOB00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SJN MKLIKHOB00</a>	

<p>24/01703/FUL</p> <p>Mr Richard Biddle 60 Maytrees St Ives PE27 5WZ</p>	<p>Proposed conversion of an enlarged end-of-terrace dwelling into two self contained dwellings. <b>(Consultation expiry: 11<sup>th</sup> October 2024)</b></p> <p>99 Burstellers St Ives PE27 3YG</p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SJYNS8IKHSW00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SJYNS8IKHSW00</a></p>	
<p>24/01695/HHFUL</p> <p>Mr Chris McCrae Campbell McCrae Ltd Chapel House 5 The Stiles Godmanchester Huntingdon PE29 2JF</p>	<p>Construction of a single storey conservatory to the west elevation <b>(Consultation expiry: 14<sup>th</sup> October 2024)</b></p> <p>The Merchant House Ramsey Road St Ives PE27 5BZ</p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SJWCBLIKHRF00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SJWCBLIKHRF00</a></p>	
<p>24/01704/HHFUL</p> <p>Mr Nick Seaton Anglia Building Consultants Villeneuve Basin Road Outwell PE14 8TQ</p>	<p>Single storey rear extension and alterations to dwelling <b>(Consultation expiry: 14<sup>th</sup> October 2024)</b></p> <p>Bathe Hill Farm Somersham Road Woodhurst Huntingdon PE28 3BP</p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SJYNSFIKHSY00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SJYNSFIKHSY00</a></p>	

<p>24/01718/HHFUL</p> <p>Mr Jon Trahearn 21 Stirling Road St Ives Cambs PE27 3UU United Kingdom</p>	<p>Single storey side extension. <b>(Consultation expiry: 15<sup>th</sup> October 2024)</b></p> <p>18 Arran Way St Ives PE27 3DT</p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SK1O2AIKHUC00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SK1O2AIKHUC00</a></p>	
<p>23/00627/OUT</p> <p>Mr Jonathan Hill AECOM Aldgate Tower 8th Floor 2 Lemn Street London E1 8FA</p>	<p>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. <b>(Consultation expiry: 15<sup>th</sup> October 2024)</b></p> <p>Land Between Houghton Grange and The How Houghton Road Houghton</p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RSP8UQIKLUG00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=RSP8UQIKLUG00</a></p>	
<p>24/01769/LBC</p> <p>Mr Christopher Betts C B Architecture The Studio Cratfield Lodge Laxfield Road Cratfield IP19 0QG</p>	<p>Installation of chair lift. <b>(Consultation expiry: 23<sup>rd</sup> October 2024)</b></p> <p>1 Cromwell Terrace St Ives PE27 5JE</p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SKF93IIKIOF00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SKF93IIKIOF00</a></p>	



<p>24/01544/FUL</p> <p>Ms Caroline Rankine Ingleton Wood LLP 1a Oakington Business Park Oakington Cambridge CB24 3DQ</p>	<p>Installation of 2No. additional external air conditioning condensers on external wall of bin storage area. <b>(Consultation expiry: 22<sup>nd</sup> October 2024)</b></p> <p>Cromwell Surgery Cromwell Place St Ives PE27 5JD</p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SIMNTSIKH9J00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SIMNTSIKH9J00</a></p>	
<p>24/01443/HHFUL</p>	<p>Proposed air source heat pump less than 1m from north west boundary. <b>(Consultation expiry: 21st October 2024)</b></p> <p>23 Lancaster Drive St Ives PE27 3YE</p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SI3ARYIKGY700">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SI3ARYIKGY700</a></p>	

## **HDC LOCAL PLAN:**

### **AGENDA ITEM: PL48.01**

Dear Libby White

Further Issues and Options Paper will be available for you to view and comment between the following dates:

Start date: 18/09/24 10:00

End date: 27/11/24 23:59

Please select the following link to view this event:

<https://consult.huntingdonshire.gov.uk/kse/event/38139>

If the link appears to be broken, please try copying the entire link into the address bar on your web browser.

### **AGENDA ITEM: PL48.02**

Dear Libby White

Land Availability Assessments will be available for you to view and comment between the following dates:

Start date: 18/09/24 10:00

End date: 27/11/24 23:59

Please select the following link to view this event:

<https://consult.huntingdonshire.gov.uk/kse/event/38140>

If the link appears to be broken, please try copying the entire link into the address bar on your web browser.

### **AGENDA ITEM: PL48.03**

Dear Libby White

Sustainability Appraisal will be available for you to view and comment between the following dates:

Start date: 18/09/24 10:00

End date: 27/11/24 23:59

Please select the following link to view this event:

<https://consult.huntingdonshire.gov.uk/kse/event/38141>

If the link appears to be broken, please try copying the entire link into the address bar on your web browser.