



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: 17<sup>th</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 23<sup>rd</sup> October 2024** in the **Council Chamber, Town Hall at 6pm.**

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

**PL49.00 APOLOGIES FOR ABSENCE**

To receive and approve apologies for absence.

**PL50.00 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.

**PL51.00 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.

**PL52.00 MINUTES**

To confirm as a correct record the minutes of the Planning Committee meeting held on 9<sup>th</sup> October 2024 (copy herewith).

**PL53.00 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 9<sup>th</sup> October 2024 at 7pm**

**Present:**

Chair: Cllr N Wells  
Vice Chair: Cllr M Gleadow

Councillors: M Page, J Kerr, R Chapman

**In attendance:**

Town Clerk: Mrs Libby White BEM BA(Hons) FSLCC  
Democratic Officer: Mrs Emma Bleazard  
Eight members of the public

A presentation was received from two representatives from Houghton and Wyton Parish Council regarding the amended application for 120 houses between Houghton Grange and The How. They expressed their concerns regarding the development, the number of documents for review and the minimal response time for the consultation.

The representatives from Houghton and Wyton Parish Council were thanked for their time. It was asked if Houghton and Wyton Parish Council are planning to make a further submission, they responded that they have a seven day extension and will be submitting additional concerns.

**PL43.00 APOLOGIES FOR ABSENCE**

Apologies were received and approved from Cllr J Tiddy (personal).

**PL44.00 DECLARATIONS OF INTEREST**

None.

**PL45.00 PUBLIC PARTICIPATION**

The Chair of the Flood Action Group spoke regarding ongoing interagency communication issues concerning Berkeley Park. He noted that a response has not been received as yet from Anglian Water regarding surface water concerns.

The Chair of Hemingford Abbots Parish Council addressed Councillors concerns that the development being discussed under item PL47.08 has potential issues of overflow of surface water from the site into the river. He stated that Huntingdonshire District Council (HDC) are appealing for the public to engage and contribute and that there are concerns that the local plan does not meet the needs of the local population.

**PL46.00 MINUTES**

The committee were in receipt of the draft minutes of the Planning Committee meeting held on 11<sup>th</sup> September 2024.

**RESOLVED:** That the minutes of the meeting were approved and signed by the Chair.

**PL47.00 PLANNING APPLICATIONS**

**PL47.01** 24/01608/CLED Lawful Development Certificate (Existing) for loft conversion used as second bedroom.  
*(Consultation expiry: 3<sup>rd</sup> October 2024 – extension requested and granted until 11<sup>th</sup> October)*

8 East Street

Chair's  
Initials

St Ives  
PE27 5PB

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

**PL47.02** 24/01634/HHFUL

Erection of single storey rear extension, enlarge front dormer and add new rear dormer.

***(Consultation expiry: 4<sup>th</sup> October 2024 – extension requested and granted until 11<sup>th</sup> October)***

28 Acacia Avenue  
St Ives  
PE27 6TN

**RESOLVED:** The Town Council recommend support of this application as it is considered appropriate in size and scale. Councillors recommend that any new surfaces should be permeable. Unanimous.

**PL47.03** 24/01672/LBC

Removal and Replacement of the timber framed single glazed windows. Replacement windows to match existing style along with improved double glazing.

Undertaking timber repairs and decoration to the windows on the First Floor.

***(Consultation expiry: 7<sup>th</sup> October 2024 – extension requested)***

23 Crown Street  
St Ives  
PE27 5AB

**RESOLVED:** The Town Council recommends support of this application. They commented that they hope that the applicant will tidy up the underneath part of the first floor windows. Unanimous.

**PL47.04** 24/01703/FUL

Proposed conversion of an enlarged end-of-terrace dwelling into two self contained dwellings.

***(Consultation expiry: 11<sup>th</sup> October 2024)***

99 Burstellers  
St Ives  
PE27 3YG

**RESOLVED:** The Town Council recommends support of this application. They commented that the development should be built as shown on the plans. Unanimous.

**PL47.05** 24/01695/HHFUL

Construction of a single storey conservatory to the west elevation

**(Consultation expiry: 14<sup>th</sup> October 2024)**

The Merchant House  
Ramsey Road  
St Ives  
PE27 5BZ

**RESOLVED:** The Town Council recommends support of this development as they consider it to be appropriate in size and scale. Unanimous.

**PL47.06** 24/01704/HHFUL

Single storey rear extension and alterations to dwelling  
**(Consultation expiry: 14<sup>th</sup> October 2024)**

Bathe Hill Farm  
Somersham Road  
Woodhurst  
Huntingdon  
PE28 3BP

**RESOLVED:** The Town Council recommends support of this application as they consider it to be appropriate in size and scale with no impact on the surrounding area.

**PL47.07** 24/01718/HHFUL

Single storey side extension.

**(Consultation expiry: 15<sup>th</sup> October 2024)**

18 Arran Way  
St Ives  
PE27 3DT

**RESOLVED:** The Town Council recommend support of this application as they consider it to be appropriate in size and scale. Unanimous.

**PL47.08** 23/00627/OUT

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.

**(Consultation expiry: 15<sup>th</sup> October 2024)**

Land Between Houghton Grange and The How, Houghton Road, Houghton

Meeting closed 7.23pm, unanimous.

Questions were asked of the visitors regarding the development.

Meeting opened 7.25pm, unanimous.

Chair's  
Initials

**RESOLVED:** Members were unhappy about the brevity of the consultation period for Town and Parish Council feedback.

While noting the minor changes to the configuration of properties within the proposed plan, members felt that previous concerns about the number and density of properties being proposed had not been addressed.

The number of properties still exceeds HDC's requirements for the area. The density of 28 properties per hectare far exceeds those for Houghton Grange phase 1 (16 properties per hectare) and it also exceeds that for the Spires development in St Ives (26 properties per hectare). There is no perceived justification for the high density of this application.

There was also concern of the impact the development would have on local amenities, including schools.

In light of the recent flooding, members reiterated concerns that the developer had not specified the surface water drainage solution to be used at the site. Also that the more homes that are built on the site, the greater the flood risk from surface water could be. One abstention.

**PL47.09** 24/01769/LBC

Installation of chair lift.  
**(Consultation expiry: 23<sup>rd</sup> October 2024)**

1 Cromwell Terrace  
St Ives  
PE27 5JE

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

**PL47.10** 24/01544/FUL

Installation of 2No. additional external air conditioning condensers on external wall of bin storage area.  
**(Consultation expiry: 22<sup>nd</sup> October 2024)**

Cromwell Surgery  
Cromwell Place  
St Ives  
PE27 5JD

**RESOLVED:** The Town Council recommend support of this application subject to it being health and safety compliant and having noise attenuation measures in place. They commented that it may be appropriate for Environmental Health to advise. Unanimous.

**PL47.11** 24/01443/HHFUL

Proposed air source heat pump less than 1m from north west boundary.  
**(Consultation expiry: 21st October 2024)**

23 Lancaster Drive  
St Ives

Chair's  
Initials

PE27 3YE

**RESOLVED:** The Town Council recommends support of this application subject to an acoustic enclosure being provided to reduce any potential noise to the neighbouring property. Environmental Health advice should be sought. Unanimous.

**PL48.00 HDC LOCAL PLAN**

Members considered a response to the following consultations:

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

**PL48.02** Land availability assessments

**PL48.03** Sustainability appraisal

**RESOLVED:** That a meeting be arranged with local Parish Councils to discuss the local plan and formulate a response before the closure of the consultation period.

The meeting concluded at 7.55pm.

Chair:.....

Dated: 23<sup>rd</sup> October 2024

DRAFT

Chair's Initials

**PLANNING APPLICATIONS - 23<sup>rd</sup> October 2024**

**AGENDA ITEM: PL53.00**

Application No Applicant/Agent	Proposed Development	Link	Comments
<p>24/01821/TREE</p> <p>Mr Charlie Vince Charlie Vince Tree Surgery Ltd 2 Friends Close Yelling Cambridgeshire PE19 6SF</p>	<p>T1 Sycamore 004/71 - Remove all major deadwood, limb growing over house is almost all dead, remove back to main stem.</p> <p>T2 Maple 004/71 - Remove all the major deadwood</p> <p>3 Bury Close St Ives PE27 6WB</p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SKRZB5IKI5V00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SKRZB5IKI5V00</a></p>	
<p>24/01802/OUT</p> <p>Mr Tim Waller Waller Planning Suite C 19-25 Salisbury Square Hatfield Herts AL9 5BT</p>	<p>Hybrid planning application for up to 13,350 sqm floorspace in Use Classes E(g)(i) Office, E(g)(ii) Research and Development, E(g)(iii) Light Industrial, B2 (General Industrial), B8 (Storage and Distribution) and E/B8 (Trade Counter). Full planning permission for the access and internal road, landscaping and Plots 7 and 8 (up to 2861sqm floorspace). Outline application with all matters reserved except means of access for Plots 1 - 6 (up to 10,486sqm floor space).</p> <p>Land North Of Stocks Bridge Way Compass Point Business Park St Ives</p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SKONU6IKI3U00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SKONU6IKI3U00</a></p>	

<p>24/01697/FUL</p> <p>Mr Steve Crawford Andrew Fleet Architectural Technologists 6 Regent Place Soham Ely CB7 5RL</p>	<p>Conversion of single storey ground floor retail storage area to a one-person flat.</p> <p>18 Market Hill St Ives PE27 5AL</p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SJWVRSIKHS000">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SJWVRSIKHS000</a></p>	
<p>24/01804/HHFUL</p> <p>Mr Chris McCrae Campbell McCrae Ltd Chapel House 5 The Stiles Godmanchester Huntingdon PE29 2JF</p>	<p>Demolition of rear conservatory structure and erection of rear single storey extension.</p> <p>3 Cambridge Drive St Ives PE27 3AB</p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SKPQWZIKI4200">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SKPQWZIKI4200</a></p>	
<p>24/00577/FUL</p> <p>Mr James Mason Wayman Architects Unit 4 Green Lodge Barn Nobottle Northamptonshire NN7 4HD</p>	<p>Proposed stand alone Nursery classroom with WC facilities. Ramped access provided to entrance, fire exit with landing and stepped access provided elsewhere.</p> <p>Barents House 10 Stocks Bridge Way Compass Point Business Park St Ives PE27 5JL</p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SBOLDYIKLTJ00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SBOLDYIKLTJ00</a></p>	



24/01853/TREE	T3761-B1 Oak and Poplar in the rear garden. Cut back overhanging branches, oak by 10m and poplar by 15m - is overhanging into the neighbouring garden  11 Wilson Way St Ives PE27 6TG	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SKZGQAIK18X00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SKZGQAIK18X00</a>	
24/01780/FUL	Retrospective installation of wooden gate  Bridge House London Road St Ives PE27 5FD	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SKMFP8IKI1U00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SKMFP8IKI1U00</a>	