



# St Ives Town Council

## Twinned with Stadtallendorf

Town Clerk: Alison Benfield BA (Hons) FSLCC

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Issued: 17 January 2019

**Councillors N Dibben, D Rowe, J Davies, R Bellamy, T Drye, P Hussain, J Tiddy**

You are hereby summoned to attend a **Meeting of the Planning Committee of St Ives Town Council**, to be held on Wednesday, 23 January 2019 in the **Town Hall, St Ives at 7:00pm**.

**Alison Benfield BA(Hons) FSLCC**  
Town Clerk

### AGENDA

- PL118.00 APOLOGIES FOR ABSENCE**  
To receive and note apologies for absence.
- PL119.00 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.
- PL120.00 PUBLIC PARTICIPATION**  
A maximum of 15 minutes is permitted for members of the public to address the Committee in accordance with the Town Council's approved Public Participation Policy.
- PL121.00 MINUTES**  
To confirm as a correct record the Minutes of the Meeting of the Planning Committee held on 9 January 2019 (copy herewith).
- PL122.00 APPLICATION 18/02726/FUL - FORMER CAR SHOWROOM, LONDON ROAD**  
To receive presentation from developers.
- PL123.00 PLANNING APPLICATIONS**  
To consider the attached list of Planning Applications received (copy herewith).
- PL124.00 NEIGHBOURHOOD PLAN**  
To consider whether work on the Neighbourhood Plan should be recommenced and, if so, to make an appropriate recommendation to Council.
- PL125.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION**  
To receive updated information from the local planning authority(if any).

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**Minutes of the Meeting of the Planning Committee of St Ives Town Council  
held at the Town Hall St Ives on Wednesday 9 January 2019**

**Present:**

Chairman: Councillor N Dibben

Vice-Chairman: Councillor D Rowe

Councillors: J Davies, R Bellamy, T Drye, P Hussain, J Tiddy

**In attendance:**

Committee Clerk: S Rawlinson

**PL111.00 APOLOGIES FOR ABSENCE**

All Members were in attendance.

**PL112.00 DECLARATIONS OF INTEREST**

**Application 18/02558 - All Members** declared a pecuniary interest as this was the Council's own application.

**PL113.00 PUBLIC PARTICIPATION**

The Civic Society of St Ives made the following comment:

**18/026774 - 1 Alabama Way** - The Society have no objection to this application but will be pleased if a condition is included requiring that refuse bins are stored in the rear garden. In the immediate area some householders' bins are stored in front of the dwelling. We consider it is always preferable to store bins out of site so far as possible.

**PL114.00 MINUTES**

**RESOLVED:** that the Minutes of the Meeting of the Planning Committee held on 12 December 2018 are confirmed as a correct record and signed by the Chairman.

**PL115.00 PLANNING APPLICATIONS**

The following applications were considered by the Planning Committee:

**PL115.01 18/02558**

Tree Works to Cemetery  
Broad Leas St Ives

**RECOMMENDATION: Observation**

The Council has no comment to make on its own application.

**PL115.02 18/02573**

Variation of Condition 2 and 3 on application for 18/01605/FUL the insertion of dormer window and variation of materials proposed.  
Burleigh Hill Bungalow Somersham Road St Ives

**RECOMMENDATION: Approval**

Revised layout is acceptable  
In keeping with the area

Chairman's  
Initials

**PL115.03 18/02601**  
 Single storey rear extension  
 5 Audley Close St Ives

**RECOMMENDATION: Approval**  
 Appropriate scale of development for the site  
 No adverse impact on street scene

**PL115.04 18/02563**  
 Change of use and minor external works to allow for the sub-division of an existing vacant retail unit to create up to two units to be used as Open A1 Retail, Coffee Shop, Gym or Vets (plus the creation of ancillary storage space for the existing Morrisons store)  
 Morrisons Supermarket Needingworth Road St Ives

**RECOMMENDATION: Refusal**

The initial application was acceptable as this was a large unit with no possibility of achieving something similar within the town centre.

The proposal to split the unit creates two areas compatible with sites available in the town centre. Approved application 18/01904 - 7/8 The Sheepmarket provides a large unit of 400 sqm in the town centre of similar size to that in the application. The application, therefore, does not pass the sequence test and should be refused.

The Committee would wish to see the unit retained as a single large unit and not sub-divided.

However, a gym or other non A1 use may be acceptable if a detailed submission is made.

**PL115.05 18/02674**  
 Single storey rear and side extension  
 1 Alabama Way St Ives

**RECOMMENDATION: Approval in principle**

Subject to consideration being given to a pitched roof on the extension which would improve the appearance of the extension and, additionally, that a condition is included requiring that refuse bins are stored in the rear garden.

**PL116.00 LOCAL PLAN - PROPOSED MAIN MODIFICATIONS 2018**  
 The Chairman informed Members that the developers for the former garage site in London Road (Murketts) had indicated that they wished to address the next Committee with further information on their proposals. This would be of particular interest as the site has been removed from the Local Plan.

Chairman's  
 Initials

**PL117.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION**

No matters to report.

Chairman:

Date: 23 January 2019

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**ST IVES TOWN COUNCIL PLANNING COMMITTEE: 23 January 2019  
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT**

<b>App No &amp; Date Reg</b>	<b>Name and Address of Applicant/Agent</b>	<b>Proposal and Location</b>	<b>Available to view:-</b>
18/02726/FUL	Lochailort St Ives Eagle House 108-110 Jermyn Street London SW1Y 6EE	Phased residential development of 62 dwellings with access, parking, landscaping and associated works. Demolition of existing buildings <b>Former Car Showroom London Road PE27 5EZ</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PK1J3NIKIO400">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PK1J3NIKIO400</a>
18/02702/FUL	Mr Fida Hussain Richard Biddle 60 Maytrees St Ives PE27 5WZ	Proposed two storey side extension to provide additional accommodation for existing Flat No 1. <b>1 Darwood House The Quadrant St Ives PE27 5PE</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PJXINXIKIM500">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PJXINXIKIM500</a>
18/02746/FUL	Mr Yasir Shafiq Richard Biddle 60 Maytrees St Ives PE27 5WZ	Two storey extension to the side and part two storey and part single storey to the rear of the property <b>14 Tennyson Avenue St Ives PE27 6TU</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PK4UHBKIQ000">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PK4UHBKIQ000</a>
18/02738/FUL	Mr and Mrs Griffiths Cambridge Conservatory Centre 120 Cambridge Road Cambridge CB22 5JT	Proposed Side Extension <b>Monks Cottage Priory Road St Ives PE27 5BB</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PK387FIKIP500">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PK387FIKIP500</a>
18/02757/FUL	Mr B Catterick 6 Myrtle Green St Ives PE27 3YQ	Erection of a first floor extension to the rear of property <b>6 Myrtle Green St Ives PE27 3YQ</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PKEKHCIKIS600">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PKEKHCIKIS600</a>
19/00007/OUT	C E Ashton and Sons PJTA PJ Townsend Associates 12 Hill Rise St Ives PE27 6SP	The demolition of the existing bungalow and garage and the construction of a new 2 bedroom bungalow and 4 bedroom house <b>64 Houghton Road St Ives PE27 6RJ</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PKQZX9IK0FS00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PKQZX9IK0FS00</a>

19/00022/TRCA	<p>Mr Geoff Mullis  Mrs Michelle Kaberry  Charlie Vince Tree  Surgery Ltd  2 Friends Close  Yelling  St Neots  PE19 6SF</p>	<p>Blue Cedar - centre stem has failed, climbing inspection to assess whether the other limbs attached to same union are safe to remain, or require removal/reduction. Reduce crown spread by 2m. T2 - 7x Apple trees - prune new growth back to old pruning points. T3 - Indian Bean - tree appears to have a decaying base, large limb has failed in the past - clear lvy to assess decay - re pollard to old pruning points if required. T4 - Cypress - fell to ground level. T5 - Norway Spruce - raise to 4m. G1 - 9x Leyland Cypress - fell to ground level.</p> <p><b>5 The Drive  St Ives  PE27 6DL</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PKYSA8IKIXA00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PKYSA8IKIXA00</a></p>
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