



St Ives Town Council

Twinned with Stadtallendorf

Town Clerk: Alison Benfield BA (Hons) FSLCC

Town Hall, Market Hill, The Old Riverport, St Ives, Cambridgeshire, PE27 5AL
Telephone: 01480 388929 Email: clerk@stivestowncouncil.gov.uk

Issued: 7 February 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 13 February 2019 in the **Town Hall St Ives at 7:00pm**

Alison Benfield BA(Hons) FSLCC
Town Clerk

AGENDA

- PL126.00 APOLOGIES FOR ABSENCE**
To receive and note apologies for absence.
- PL127.00 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.
- PL128.00 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.
- PL129.00 MINUTES**
To confirm as a correct record the Minutes of the Meeting of the Planning Committee held on 23 January 2019 (copy herewith).
- PL130.00 PLANNING APPLICATIONS**
To consider the attached list of Planning Applications received (copy herewith).
- PL131.00 A14 CAMBRIDGE TO HUNTINGDON IMPROVEMENT SCHEME**
To consider application for a non-material change to reclassify the new road as a motorway (copy herewith).
- PL132.00 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 23 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:

Amenities Manager: C Allison

PL118.00 APOLOGIES FOR ABSENCE

No apologies for absence were received.

PL119.00 DECLARATIONS OF INTEREST

Application 19/00007 - Councillors T Drye, D Rowe, J Davies, N Dibben, R Bellamy - Non pecuniary interest as acquaintances of the agent.

Applications 18/02702 and 18/02746 - Councillor P Hussain - Non pecuniary interest as an acquaintance of the applicants.

PL120.00 PUBLIC PARTICIPATION

The Civic Society of St Ives made the following comments:

18/02726 - Former Car Showroom, London Road

The Society will be pleased to hear from Lochailort St Ives, during agenda item PL122, the reasons for proposing a general use development, rather than a supported housing scheme as envisaged in the developing Local Plan, albeit the site has now been removed from the latest iteration of the Plan.

In general the design philosophy is welcomed but the development is high density and, given it's likely occupants will be from a young demographic, 1 or 1.5 parking spaces per dwelling will be insufficient.

To encourage less car ownership we encourage the development of a more direct route to the Busway P&R stop. The application makes clear an intention to improve steps up to Harrison Way. However there is no footpath alongside Harrison Way (other than on the viaduct). A footpath/cycleway along Harrison Way would provide a shorter route to the Busway.

18/02702 - 1 Darwood House

The application has insufficient detail to understand the layout and use of the spaces in adjacent flats. In particular, flat 3 on the first floor will lose two east facing windows. The proposed replacement window in the rear space will likely look directly onto the side wall of 12A Cromwell Place. Furthermore, as the layout of the existing bathroom is not shown, it is suspected that only a shower is included in the small space. Two (very small) shower rooms are grossly insufficient for a three bedroomed property.

Whilst this application has done away with the external stairway the application remains overdevelopment of the site.

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18/02746 - 14 Tennyson Road

The only welcome feature of this proposal is the bin store, otherwise the Society consider it to be out of keeping with surrounding properties, the proposal is overdevelopment of the site.

18/02738 - Monks Cottage, Priory Road

The plan of the side extension now proposed is similar to that previously approved (17/02388). However, the gable ends now proposed, especially to the front elevation is intrusive to the street scene in this part of the conservation area. The Society doubts the Planning Officer's report for this proposal could again state "It is considered that the scale, bulk and design of the development complement the host building". In short the gables are out of keeping with the existing property.

19/00007 - 64 Houghton Road

The Society do not object to this outline proposal but suggest the house should be handed so there is a chance the garage would be used as such. In its proposed location it would be difficult to turn a car into or out of the garage. Also we suggest the proposed bungalow street number should be a continuation of Elm Drive's numbers. It cannot be approached by vehicle direct from Houghton Road.

Application 19/00007 - 64 Houghton Road

Peter Townsend, the agent for this application, stated that the existing bungalow had structural defects and was beyond economic repair. The proposed new development was on the footprint of the existing bungalow.

PL121.00 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 9 January 2019 are confirmed as a correct record and signed by the Chairman.

PL122.00 APPLICATION 18/02726/FUL - FORMER CAR SHOWROOM, LONDON ROAD

James Croucher, Planning Director of Lochailort Investments gave a presentation on their application.

The site was previously a gasworks, then a filling station and had car showroom use since the 1950s. The last gas holder was removed in the mid 80s.

There were some constraints to development in that medium pressure gas mains pipes crossed the site, these had been identified and buildings could not be placed above them. A contamination investigation and remediation had taken place. The site was heavily contaminated in some hot spots. His firm was liaising with HDC Environmental Health and meetings had taken place with the Environment Agency who said the site was defended by modern flood defences but the developers had to do a detailed flood risk investigation. The site was unlikely to flood but they could not accommodate vulnerable persons on the site there would, therefore, be no bungalows, no child nursery or sheltered housing.

The constraints determined the layout of the site which would be a mix of properties and sizes with a new public open space. Access via London Road would be retained with a new pedestrian link to Harrison Way.

It would be prohibitively expensive to remove the gas compound so that would be left and screened.

There had been an estimated 480 vehicle movements daily when the site was a car dealership including car transporters. 62 dwellings equated to 270 vehicle movements with 15 fewer at

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morning peak. There would be parking for 100 cars and 120 cycles. Construction vehicles would approach the site via the A14 only.

Members expressed disappointment that the site would not be used for sheltered housing. In response to an enquiry on provision of affordable housing, Mr Croucher stated that the units would fall under the 'help to buy' threshold.

The Chairman thanked Mr Croucher for his presentation.

PL123.00 PLANNING APPLICATIONS

The following applications were considered by the Planning Committee:

PL123.01 18/02726/FUL

Phased residential development of 62 dwellings with access, parking, landscaping and associated works. Demolition of existing buildings
Former Car Showroom, London Road

RECOMMENDATION: Approval

The Committee is content with increase in number and considers the mix of dwellings reasonable.

The following are requested:

- Confirmation that the redevelopment benefits outweigh the fact the site fails the flood sequential test
- Condition for further contamination studies to be carried out together with method for safely removing contamination to be agreed before any work starts
- 40% to be affordable housing (as in Local Plan) or economic justification if this is not to be considered
- Bat Survey to be conducted
- Condition that all construction traffic to approach site via the A14 (as proposed)

PL123.02 18/02702/FUL

Proposed two storey side extension to provide additional accommodation for existing Flat No 1.
1 Darwood House The Quadrant St Ives

RECOMMENDATION: Deferred pending receipt of further information:

- Access to flats unclear
- Further details required for internal layout to understand how openings and daylight will work

Given the present information, the Committee considers this application to represent borderline overdevelopment.

PL123.03 18/02746/FUL

Two storey extension to the side and part two storey and part single storey to the rear of the property
14 Tennyson Avenue St Ives

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RECOMMENDATION: Refusal
 Overdevelopment of the site
 Out of keeping with street scene

PL123.04 18/02738/FUL
 Proposed Side Extension
 Monks Cottage Priory Road St Ives

RECOMMENDATION: Approval in principle, pending receipt of further information:

- Clarification on glazing and solid elements
- Gable end is intrusive on street scene, require clarification on which is glazing and which is solid
- Details of finish required

PL123.05 18/02757/FUL
 Erection of a first floor extension to the rear of property
 6 Myrtle Green, St Ives

RECOMMENDATION: Refusal
 Concerns about light issue for No 8
 Noted that a similar extension was approved for No's 10 and 12 as a pair.

PL123.06 19/00007/OUT
 The demolition of the existing bungalow and garage and the construction of a new 2 bedroom bungalow and 4 bedroom house
 64 Houghton Road St Ives

RECOMMENDATION: Approval
 Similar scale new houses have been built on similar sites in adjacent roads.
 Replacement house on Houghton Road is a similar scale to the present house
 Does not adversely impact on street scene

PL123.07 19/00022/TRCA
 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 Ivy 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.
 5 The Drive St Ives

RECOMMENDATION: Approval subject to:
 - Pruning to be agreed with Tree Officer
 - Replacement trees for those being felled.

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PL124.00 NEIGHBOURHOOD PLAN

Consideration was given to whether to resume work on the Neighbourhood Plan.

Councillor Drye reported that the Master Plan was some while away and Members did not wish to delay any longer. The first stage would be to agree the area to be covered by the Plan. It would require a team of 4-6 people to take the lead.

RESOLVED: that a Recommendation be made to Council that preliminary work on the Neighbourhood Plan be resumed.

PL125.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION

There were no matters to report.

Chairman:

Date: 13 February 2019

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**ST IVES TOWN COUNCIL PLANNING COMMITTEE: 13 February 2019
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT**

App No	Name and Address of Applicant/Agent	Proposal and Location	Available to view:-
17/01706/FUL	ALDI Stores Ltd Planning Potential Magdalen House 148 Tooley Street London SE1 2TU	Erection of food store (use class A1) with associated parking, landscaping, access and associated works Land At Junction Of Stocks Bridge Way and Needingworth Road St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=OUH8N7IKGFC00
19/00152/TRCA	Mr Peter Whatnell Richardson Tree Surgery Limited 76 Hillcrest Bar Hill Cambridge CB23 8TQ	Repollard the tree 1 to 2 metres above the original pollard point. Reason: multiple Ganoderma brackets on the trunk but will retain the trunk for now as it is very likely to be habitat for wildlife. Barnes House 1 Church Street St Ives PE27 6DG	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PM1TX6IKJB900
19/00005/FUL	Mr James Harris 2 Van Dyke Place St Ives	Single storey rear extension 2 Van Dyke Place St Ives PE27 3HD	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PKPMTFIK0FA00
19/00057/FUL	Mr R Foster Unit 23 Roman Way Godmanchester Huntingdon	Change of use to personal fitness training in small groups and on a 1 to 1 basis Unit 1 Brunel Court St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PL6FAWIKJ0H00
19/00183/FUL	Mr Simon Hepher Artifex Construction Architects Ltd 2 Cambridge Villas Cambridge Road Godmanchester PE29 2BS	Demolition of existing storage building and construction of 4 new dwellings Land opposite 5-6 Cow and Hare Passage St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PM5GGJIKJDE00

18/02518/FUL	Mr and Mrs Pawley Mr Jason Tyers JPT Design Consultants Ltd The Studio 23 Halifax Road Upper Cambourne CB23 6AX	First floor side and rear extension 56 Elm Drive St Ives PE27 6UA	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PIMZLVIKI4C00
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Our ref: 20190123 - TR010018

Woodlands
Manton Lane
Bedford
MK41 7LW

St Ives Town Council
Town Hall
St Ives
Cambridgeshire
PE27 5AL

0300 123 5000

23 January 2019

Dear Sirs

The A14 Cambridge to Huntingdon Improvement Scheme Development Consent Order 2016 (SI 2016/547) (as corrected by the A14 Cambridge to Huntingdon Improvement Scheme Development Consent (Correction) Order 2017 (SI 2017/1121))

Application for a Non-Material Change under Regulation 4 of the Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011

In 2016 the Secretary of State for Transport granted a development consent order (DCO) for the A14 Cambridge to Huntingdon Improvement Scheme, which we have been constructing for the past two years. In 2018 the Roads Minister therefore asked Highways England to make an application to reclassify the new road as a motorway to gain the extra safety and journey time benefits the application of Motorway Regulations would afford.

I am writing to inform you that we have now submitted an application to the Planning Inspectorate to request a change to the scheme's development consent order to allow the road's status to be changed. I enclose a copy of the public notice which will appear in the Hunts Post and Cambridge News on 23 and 30 January, announcing our application.

If you wish to make representation to the Planning Inspectorate in support or otherwise you can do so by writing to A14CambridgeToHuntingdon@pins.gsi.gov.uk, quoting reference TR010018, by 11.59pm on 28 February.

Once this consultation is concluded, the application will be assessed, taking into account any representations received before the Secretary of State for Transport makes a decision on the application. We anticipate a decision later this year.



Implications of the new A14 becoming a motorway

Because the scheme's design meets the current standards for a modern motorway we're not changing what we're building. The route stays the same and the junctions don't change.

An overview of the differences of motorway status:

What <u>would not</u> change	What <u>would</u> change
<ol style="list-style-type: none"> 1. The road's engineering, design and physical layout other than minor adjustments necessary to support the introduction of Motorway Regulations 2. Junction positions and designs 3. A14 Cambridge northern bypass (Girton to Milton) remains as a trunk road 4. Prohibition of pedestrians, cyclists, equestrians from the route 5. Alternative routes and new facilities being provided for pedestrians, cyclists, equestrians 6. Crossing points and bridges for local roads so communities remain connected to their neighbours 7. Alternative routes avoiding the new A14 and widened A1 using existing and new local roads 8. Access to farms and land is all from local roads, not the new A14 9. New A14 open to traffic by end 2020 10. Scheme total cost 11. Traffic Officer service patrolling the route. 	<ol style="list-style-type: none"> 1. A14 to become A14(M) between Girton and the new Ellington junction 2. A1 to become A1(M) between Alconbury and Brampton 3. Motorway Regulations applied to A14(M) from Girton to the new Ellington junction and the extended A1(M) from Alconbury to Brampton, including prohibition of slow-moving vehicles (farm machinery and vehicles under 50cc) 4. Blue motorway signs replace green signs 5. Provision for using variable mandatory speed limits on the motorway to help manage traffic flow efficiency and safety around incidents 6. Small transfer of traffic from local roads to the motorway, helping get the right traffic on the right roads 7. Small noise and air quality effects, in line with the traffic volume changes, which are not significant.

The benefits of reclassifying the new A14 as a motorway:

Safety	Journey speed and reliability
<ul style="list-style-type: none"> • Motorways are twice as safe as A-road dual carriageways and six times safer than single-carriageway roads. Our motorways are amongst the world's safest roads. 	<ul style="list-style-type: none"> • We designed the road to provide mile-a-minute journeys. Removing slow moving traffic such as farm vehicles and mopeds will improve journey times and further improve safety. • We have built new roads and paths for local traffic, pedestrians, cyclists and horse-riders as part of the scheme.

You can read our full application on the Planning Inspectorate's website:

<https://infrastructure.planninginspectorate.gov.uk/projects/eastern/a14-cambridge-to-huntingdon-improvement-scheme/>.

Stay in touch with the scheme's progress at <https://highwaysengland.co.uk/a14-cambridge-to-huntingdon-improvement-scheme-home/>.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'David Bray', with a stylized flourish at the end.

David Bray
Project Director, A14 Cambridge to Huntingdon Improvement Scheme

Enclosure: public (application) notice.

SECTION 153 OF THE PLANNING ACT 2008

PARAGRAPH 2 OF REGULATION 6 OF THE INFRASTRUCTURE PLANNING (CHANGES TO, AND REVOCATION OF, DEVELOPMENT CONSENT ORDERS) REGULATIONS 2011 (AS AMENDED)

NOTICE TO MAKE AN APPLICATION FOR A NON-MATERIAL CHANGE TO THE FOLLOWING DEVELOPMENT CONSENT ORDER:

**The A14 Cambridge to Huntingdon Improvement Scheme
Development Consent Order 2016 (SI 2016 No 547) (as corrected by the A14 Cambridge to Huntingdon Improvement Scheme Development Consent (Correction) Order 2017 (SI 2017/1121))**

Notice is hereby given that an application has been made by Highways England Company Limited of Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ to the Secretary of State for Transport to make a non-material change to the A14 Cambridge to Huntingdon Improvement Scheme Development Consent Order 2016 (as corrected by the A14 Cambridge to Huntingdon Improvement Scheme Development Consent (Correction) Order 2017) (the Order) under the Planning Act 2008 (the Application).

The Order grants development consent for the improvement of the A14 between Cambridge and Huntingdon and the A1 between Alconbury and Brampton. The Application seeks to make a non-material amendment to the Order in relation to the status of the A14 between Girton and new Ellington junction, and the A1 between Alconbury and Brampton (the Roads); both to be reclassified from trunk road to motorway.

Consent is sought to change the Roads' classification to motorway including the use of variable mandatory speed limits to manage traffic flow when appropriate. No change is sought to the classification of the A14 Cambridge Northern Bypass, east of Girton, or of any other roads.

Copies of the Application

Copies of the Application can be inspected, free of charge, at the following locations until 28 February 2019:

- Bar Hill Library: Gladeside, Bar Hill, CB23 8DY. Opening hours: Monday and Wednesday 10am to 5pm; Tuesday and Friday 2pm to 5pm; Saturday 9.30am to 12.30pm.
- Buckden Library: Millennium Community Hall and Sports Centre, Burberry Road, Buckden, PE19 5UY. Opening hours: Tuesday 2pm to 5pm; Thursday 2pm to 5pm; Friday 5pm to 8pm; Saturday 10am to 1pm; Sunday 12pm to 4pm.
- Cambridge Central Library: 7 Lion Yard, Cambridge, CB2 3QD. Opening hours: Monday to Friday 9am to 6pm; Saturday 10am to 6pm; Sunday 12pm to 4pm.
- Cambridgeshire & Peterborough Combined Authority: The Incubator 2, First Floor, Alconbury Weald Enterprise Campus, Alconbury Weald, Huntingdon, PE28 4WX. Opening hours: Monday to Friday 9am to 4pm.
- Huntingdon Library: Princes Street, Huntingdon, PE29 3PA. Opening hours: Monday, Tuesday, Friday 9.30am to 5pm; Wednesday 9.30am to 7pm; Thursday 9.30am to 1.30pm; Saturday 10am to 4pm.
- St Ives Library: 4 Library Row Station Rd, St Ives, PE27 5BW. Opening hours: Monday to Wednesday 9.30 to 5pm; Thursday 10am to 1pm; Friday 9.30am to 7pm; Saturday 9.30 to 4pm.

A copy of the Application documents, maps and plans can be viewed online on the Planning Inspectorate's website: <https://infrastructure.planninginspectorate.gov.uk/projects/eastern/a14-cambridge-to-huntingdon-improvement-scheme/>

The documents can also be provided on request by emailing a14cambridgetohuntingdon@highwaysengland.co.uk or by calling 0300 123 5000. Paper copies of the full suite of documents are available for a copying charge of £150.

Please send any representations about the application by email to the Planning Inspectorate (on behalf of the Secretary of State) at A14CambridgetoHuntingdon@pins.gsi.gov.uk or in writing to Major Applications & Plans, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Please quote TR010018 on any correspondence.

Please note that representations must be made to the Planning Inspectorate by 11.59pm on 28 February 2019.