



# 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: 1 May 2019

### Town Mayor and Members of St Ives Town Council

You are hereby summoned to attend a **Meeting of the Planning Committee of St Ives Town Council** to be held on **Thursday 9 May 2019** in the **Town Hall** St Ives on the rise of the Reconvened Town Council Meeting which begins at **7.00 pm**.

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

### AGENDA

*The meeting will be opened by the Town Mayor*

**PL01.00 APPOINTMENT OF CHAIRMAN FOR THE ENSUING MUNICIPAL YEAR 2019/20.**

**PL02.00 APOLOGIES FOR ABSENCE**  
To receive and note apologies for absence.

**PL03.00 APPOINTMENT OF VICE CHAIRMAN FOR THE ENSUING MUNICIPAL YEAR 2019/20.**

**PL04.00 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.

**PL05.00 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.

**PL06.00 MINUTES**  
To confirm as a correct record the Minutes of the Meetings of the Planning Committee held on 10 April and 24 April 2019 (copy herewith).

**PL07.00 PLANNING APPLICATIONS**  
To consider the attached list of Planning Applications received (copy herewith).

**PL08.00 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 10 April 2019**

**Present:**

Chairman: Councillor N Dibben

Vice Chairman: Councillor D Rowe

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

**In attendance:**

Committee Clerk: S Rawlinson

**PL152.00 APOLOGIES FOR ABSENCE**

All Members were in attendance.

**PL153.00 DECLARATIONS OF INTEREST**

**Application 19/00546 – All Members – Non Pecuniary Interest** as the applicant is related to a fellow councillor and the owner of one of the properties affected is a fellow councillor.

**PL154.00 PUBLIC PARTICIPATION**

The Civic Society of St Ives made the following comments:

**Application 19/00601 – 1 Anson Drive** - This proposal to develop the corner plot with a new dwelling will be out of keeping with the existing dwellings. It will crowd the plot, the corner of the development will touch the footpath. It will create a terrace in place of a pair of semi's. It is in the Society's view, overdevelopment and should be refused at this first stage.

**Application 18/01897 – 14 Arran Way** - Inexplicably, the previous, superseded drawings to this application are no longer available on the HDC website. However, my notes show the previous drawings were for a two storey extension. Notwithstanding the existing conservatory is to be removed, the reduction in volume does nothing to alter the Society's view that the application should be refused. Multi-occupation is undesirable in an area of larger four bedroom houses, it fails to meet modern size standards. There is no provision for off street parking.

Documents submitted to a previous application for this site and in earlier Neighbour Comments for this application report the house is in multi-occupancy. This application looks as if it is seeking to achieve a further letting room of a grossly insufficient size, even for one person flats. We hold this view because the room is shown without an internal doorway to the remainder of the house.

The proposed room is approximately 26m<sup>2</sup>, one third smaller than the national space standard (NSS) of 37m<sup>2</sup> for a one person dwelling. A shower only is provided therefore It is not considered suitable for a two person dwelling in the NSS.

**Application 19/00371 – 7 Anson Drive** - The proposal in itself is acceptable, however, the Society will be pleased if a condition is attached to prevent the proposed space being used as a separate dwelling.

**Application 19/00380 – 24 All Saints Green** - The proposal is to build an extension over adjacent land and enclose the existing end terraced dwelling with extensions to front, side and

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rear. The proposal will overdevelop the site. Compared with the remaining two unextended properties in the terrace this will be unsympathetic and visually intrusive.

The Society consider the application should not be approved. However, if it were to be approved a condition to require a covered bin store will be welcome.

**PL155.00 MINUTES**

**RESOLVED:** that the Minutes of the Meeting of the Planning Committee held on 27 March 2019 are confirmed as a correct record and signed by the Chairman.

**PL156.00 PLANNING APPLICATIONS**

The following applications were considered by the Planning Committee:

**PL156.01 19/00560/FUL**

First floor side and rear extension  
11 Greengarth St Ives

**RECOMMENDATION: Approval**  
Appropriate scale of development  
Similar to other extensions in the area

**PL156.02 19/00613/PIP**

One new dwelling  
1 Anson Drive St Ives

**RECOMMENDATION: Refusal**  
Overdevelopment of the site  
The new building touches the site boundary and does not respect the street scene or the format of surrounding housing.

**PL156.03 19/00613/FUL**

Single storey rear and side extension  
28 Norfolk Road St Ives

**RECOMMENDATION: Approval**  
Appropriate scale of development for the site  
Design in keeping with the street scene

**PL156.04 18/01897FUL**

Single storey side extension  
14 Arran Way St Ives

**RECOMMENDATION: Refusal**  
Overdevelopment  
Design has an adverse impact on the street scene

**PL156.05 19/00371/FUL**

Extension of existing garage and conversion to annexe  
7 Anson Drive St Ives

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**RECOMMENDATION:****Approval**

In principle, Subject to the condition being imposed that the extension should not be used as a separate dwelling

**PL156.06 19/00380/FUL**

To construct a single storey at the front and a 2 storey extension at the side and rear of the dwelling  
24 All Saints Green St Ives

**RECOMMENDATION:****Refusal**

Overdevelopment

Poor design will have adverse impact on street scene

Should the application be approved there should be time restrictions on when work is carried out to minimise impact on neighbours

**PL156.07 19/00400/TRCA**

There are 8 trees within a gated residential development. Consent sought to lop 2 trees and remove 2 or 4 trees  
Street Record River Place St Ives

**RECOMMENDATION:****Refusal**

The Committee is happy for the trees to be trimmed but they should remain as an integral part of the street scene  
Insufficient evidence provided to justify removal

**PL156.08 19/00681/TRCA**

Conifers G1 – Remove  
3 Kins Road St Ives

**RECOMMENDATION:****Refusal**

Insufficient justification or detail provided to support application.

Better image of tree location required to show its place in context with the street scene

**PL156.09 19/00546/TRCA**

All trees are situated in neighbouring properties Tree species and Proposed Works:  
T1 Walnut: reduce overhanging branches back to boundary or nearest suitable growth point  
T2 Willow: reduce height to 3 metres below previous pruning / pollard points  
T3 London Plane: reduce overhanging branches back to boundary or nearest suitable growth point  
The Fold Priory Road St Ives

**RECOMMENDATION:****No Comment**

The applicant is related to a fellow councillor and the owner of one of the properties affected is also a fellow councillor.

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**PL157.00 CAMBRIDGESHIRE AND PETERBOROUGH MINERALS AND WASTE LOCAL PLAN**

It was noted that there were no new waste or extraction sites although the existing sites were increasing in size.

**RESOLVED:** that no further comment be made upon this Plan.

**PL158.00 APPLICATION TO CREATE PUBLIC FOOTPATH ON LAND BETWEEN ALABAMA WAY AND LONG PLANTATION ST IVES**

Members were in support of the application and several of them had used the path in the past.

**RESOLVED:** that support be given to the application.

**PL159.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION**

The Chairman had attended an exhibition at Wyton on the Hill on 6 April and provided Members with further details of the proposal.

The developer of the site had expressed willingness to attend a future Planning Committee to answer any questions from Members.

**RESOLVED: PL159.01** that the information be received and noted.

**PL159.02** that the developer be invited to a future meeting of the Committee.

Chairman:

Date: 24 April 2019

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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 24 April 2019**

**Present:**

Chairman: Councillor N Dibben  
Vice-Chairman: Councillor D Rowe  
Councillors: R Bellamy, J Tiddy, P Hussain, T Drye

**In attendance:**

Amenities Manager: C Allison

**PL160.00 APOLOGIES FOR ABSENCE**

An apology was received from Councillor J Davies (other commitment).

**PL161.00 DECLARATIONS OF INTEREST**

**Application 19/00616 - Councillors D Rowe and N Dibben** - Non pecuniary interest as an acquaintance of the agent.

**Applications 19/00558 and 00559 - Councillor P Hussain** - Non pecuniary interest as an acquaintance of the applicant.

**PL162.00 PUBLIC PARTICIPATION**

The Civic Society of St Ives commented as follows:

**Application 19/00433** – The revisions to the application are, in some ways, a small improvement over the original proposals. However, any improvement from the replacement of the flat roof and removal of the cantilevered first floor side extension are negated by the introduction of the hipped roof to both that and the rear extensions. Hipped roofs are not in keeping with the style of the estate.

The overshadowing by the rear extension of the adjacent properties, especially No 24 remains a concern.

**Application 19/00524** - The Society consider the proposal to be generally acceptable but will welcome a condition that the property should remain in single occupation.

**Applications 19/00558 and 559/LBC** - The replacement of the u-PVC windows is welcome

**Application 19/70091/SCOP** - The Society will be pleased to see an Environmental Impact Assessment prepared for this proposed development. However, we consider it is essential that Lighting be considered (para 2.12 refers) as a topic in its own right, rather than being assessed as part of Landscape and Visual Effects (para 3.11 refers). Furthermore the 5km radius study area is insufficient in area given that several areas outside the 5km radius have higher land than that at the site, note the extent to which the purple areas (showing visibility of proposed buildings on the site) extend beyond the 5km radius on the plan on page 41.

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**PL163.00 MINUTES**

**RESOLVED:** that the Minutes of the Meeting of the Planning Committee held on 10 April 2019 are confirmed as a correct record and be signed by the Chairman.

**PL164.00 PLANNING APPLICATIONS**

The following applications were considered by the Planning Committee:

**PL164.01 19/00433/FUL**

Proposed 2 storey side extension and single storey extension to the rear  
23 West Leys

**RECOMMENDATION: Refusal**

The Committee welcomes the improvements to the previous plan, however, the previous comments remain valid, ie Loss amenity re sunlight and vision from neighbours. Not in keeping with street scene. Over large extension for the site.

**PL164.02 19/00524/FUL**

Two storey side extension: single storey rear extension and alterations to existing dormer to front elevation. Rear extension includes veranda and balcony  
67 Needingworth Road

**RECOMMENDATION: Approval**

Subject to investigation into the possible overlooking from the balcony and the condition being imposed that the extension does not become a separate dwelling.

**PL164.03 19/00558/FUL**

Retrospective approval for projecting rear porch including replacement of U-PVC glazing with timber casements to match existing and new timber front door  
9 The Broadway

**RECOMMENDATION: Approval**

The provision of proper timber doors and windows is welcomed. Materials to be agreed with the Conservation Officer.

**PL164.04 19/00559/LBC**

Retrospective approval for projecting rear porch including replacement of U-PVC glazing with timber casements to match existing and new timber front door  
9 The Broadway

**RECOMMENDATION: Approval**

The provision of proper timber doors and windows is welcomed. Materials to be agreed with the Conservation Officer.

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**PL164.05 19/00616/FUL**  
Single storey rear extension  
15 Audley Close

**RECOMMENDATION: Approval**  
Appropriate scale of development. No adverse impact on street scene.

**PL164.06 19/70091/SCOP**  
Scoping opinion on development at Wyton Airfield  
RAF Wyton Airfield Sawtry Way Wyton

**RECOMMENDATION: Observation**  
Although not a nature reserve this is a quiet undisturbed piece of land which is home to hares and ground-nesting birds. There are concerns about biodiversity.

A first stage land contamination study should be included

Traffic impact assessment needed for the A1123 and junctions, the bypass and other villages.

Appropriate mitigation measures ought to be addressed regarding light

The range of access to general amenities should be considered.

Is a cycle track to old Ramsey Road part of the proposal? If so, the impact of this should be considered.

The impact of car storage facilities would also need to be included.

**PL165.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION**  
There were no matters relating to St Ives.

Chairman:

Date: 9 May 2019

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**ST IVES TOWN COUNCIL PLANNING COMMITTEE: 9 May 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>
19/00597/S73  23/04/2019	Barratt Homes Barrat House Sandy Way Grange Park Northampton NN4 5EJ	Variation of Condition 1 of 16/00679 for temporary site access for construction traffic. This includes no dig haul road, drop kerb access via public highway, removal of existing hedge. For duration of construction works. The current permission is due to expire on 18 August 2019  <b>Land at former Golf Course Houghton Road St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=POO9XDIKKG100">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=POO9XDIKKG100</a>
19/00553/CLPD  26/04/2019	Mr Ian Ray 19 North Road St Ives	Single storey extension to the rear  <b>19 North Road St Ives PE27 5PR</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=POD36IHKC900">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=POD36IHKC900</a>
19/00649/FUL  26/04/2019	Mr and Mrs Rich and Lorraine Weir Morton and Hall Consulting Ltd 1 Gordon Avenue March Cambs PE15 8AJ	Demolition of existing conservatory and erection of proposed single storey extension to house kitchen/diner with internal works throughout. Demolition of front protruding window and set window back into wall. Removal of garage door and door/window to be set  <b>22 Constable Road St Ives PE27 3EP</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PP31TYIK0FS00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PP31TYIK0FS00</a>
19/00026/FUL 30/04/2019	Mrs Susan Jarah Mr David Quinton 20 Wellington Street St Ives PE27 5AZ	Proposed Balcony  <b>20 Wellington Street St Ives PE27 5AZ</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PL070KIK0FS00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PL070KIK0FS00</a>
19/00803/FUL 30/04/2019	Mr and Mrs Powell JLG Design 8 Tennyson Place Eaton Ford St Neots PE19 7LL	Proposed first floor extension over existing flat roof extension to the side and replace existing flat roof to the front with a lean-to roof  <b>26 Scrolans St Ives PE27 6SF</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PQ1T8QIKKZJ00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PQ1T8QIKKZJ00</a>

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