



St Ives Town Council

Twinned with Stadtallendorf

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Issued: 3 September 2020

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

You are hereby summoned to attend a Meeting of the **Planning Committee** of St Ives Town Council to be held via Zoom on **Wednesday 23 September 2020 at 7.15 pm.**

Alison Benfield BA(Hons) FSLCC
Town Clerk

Join Zoom Meeting

<https://us02web.zoom.us/j/89925325035?pwd=Q0pkZ1ljdXc5OG1sR094TTdqQWE0Zz09>

Meeting ID: 899 2532 5035

Passcode: 223560

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Find your local number: <https://us02web.zoom.us/j/kpJSqAKyg>

AGENDA

PL10.00 PHASE 2 HOUGHTON GRANGE

To receive further information from representatives of AECOM (copy herewith).

PL11.00 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

PL12.00 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.

PL13.00 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.

PL14.00 MINUTES

To confirm as a correct record the Minutes of the Meeting of the Planning Committee held on 9 September 2020 (copy herewith).

PL15.00 PLANNING APPLICATIONS

To consider the attached list of Planning Applications received (copy herewith).

PL16.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION

To receive updated information from the local planning authority(if any).



Homes
England

Houghton Grange – Phase 2 Councillor Briefing Note

Purpose of this briefing note

This note provides an update on Homes England's emerging proposals for Phase 2 of Houghton Grange, Houghton Road. It includes a summary of our proposed future engagement with local communities and other stakeholders. Through this proposed local engagement, we aim to:

- update local communities and other stakeholders on how the proposals have changed since they were last consulted on in 2018;
- get feedback on the emerging masterplan proposals; and
- set out the proposed next steps to support an outline planning application for the site, which we hope to submit in Autumn/Winter 2020.

Our proposals

Homes England is adhering to Government guidance on Coronavirus (COVID-19) and is supporting Government at this difficult time. Homes England is open for business and continuing to invest in the delivery of much-needed new homes. Our activity will also help to give the housing sector some certainty as it rebuilds its capacity. Therefore, we are currently progressing with plans for Phase 2 of Houghton Grange.

Our proposals for the site include the delivery of approximately 120 homes, as well as open space and any ancillary infrastructure required to support the development. Initial engagement on our proposals, including public consultation in 2018, focussed on understanding what people wanted to see on the site. We are now working on a masterplan showing the mix of housing and possible layout of the site.

The site

The Houghton Grange site sits between Houghton and St Ives. The site forms part of Allocation SI1 of Huntingdonshire's Local Plan to 2036 (Adopted 15 May 2019). This allocation is identified to accommodate approximately 400 new homes. Delivery of housing on the Houghton Grange site has been split into two phases, the second of which is the subject of this briefing note.

- Phase 1 comprises the western part of the Houghton Grange site. Outline planning permission was granted by Huntingdonshire District Council in June 2016 (14/0/2210/OUT). Morris Homes has been selected to deliver Phase 1 and submitted a Reserved Matters Application (19/01180/REM) to Huntingdonshire District Council in June 2019. This sought approval of details relating to construction of 99 new dwellings, the demolition of Dormy House and the erection of a new dwelling in lieu of Dormy House, conversion of The Grange to five apartments and the refurbishment of East & West Lodge (107 dwellings in total).
- Phase 2 comprises 22 hectares of predominately greenfield land, along with some redundant buildings associated with the site's former use.

Wider development within Allocation SI1 comprises the below.

- The Spires – 186 homes consented under applications 13/01895/OUT and 17/02325/FUL, currently under construction.
- The How – 18 homes, planning application currently being considered by Huntingdonshire District Council under reference 19/02280/FUL.



Homes England

The boundary of Allocation SI1 is provided in Figure 1 below, with the Phase 2 site and other SI1 developments identified in Figure 2. Figure 3 (overleaf) shows the conceptual masterplan that accompanies Policy SI1 as Development Guidance for the site in the Local Plan.

Figure 1: Extract from site allocation SI1, Huntingdonshire Local Plan

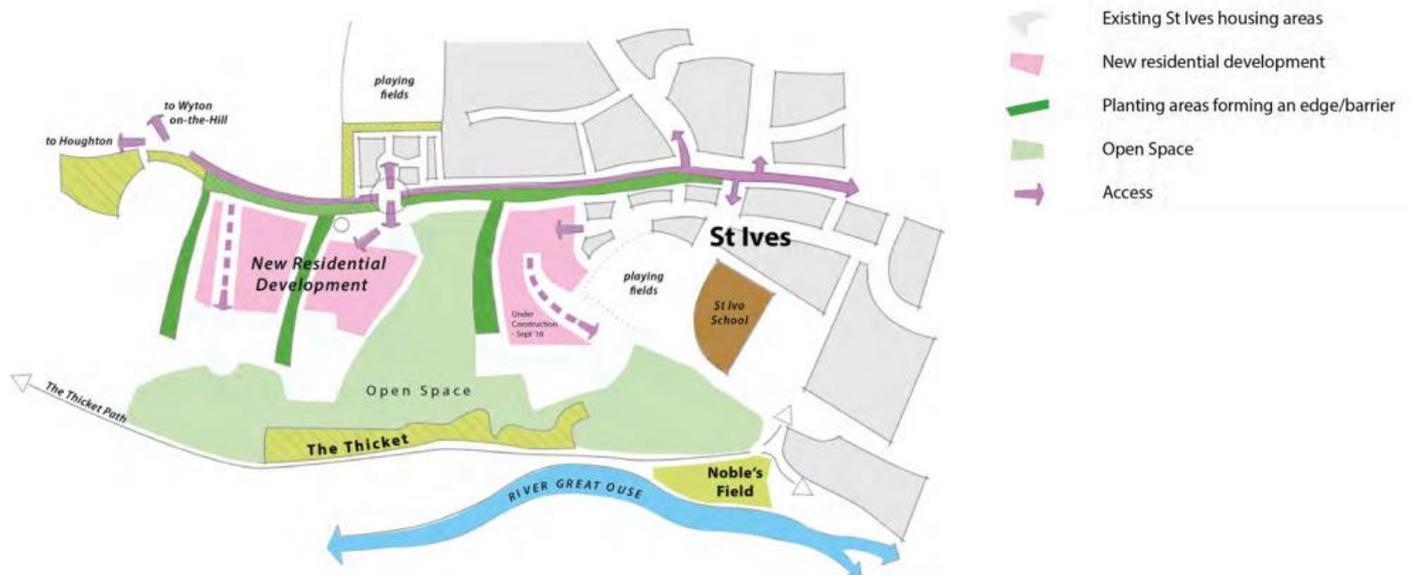


Figure 2: Site allocation overlaid with Houghton Grange phases and wider SI1 development





Figure 3: Conceptual masterplan included as development guidance for SI1 of Huntingdonshire's Local Plan to 2036



Our emerging proposals for Phase 2 are in compliance with Local Plan Allocation SI1 and we hope to submit an outline planning application for 120 homes on the land identified by the conceptual masterplan. This leaves further remaining land to the east, which is not proposed for any form of development in local planning policies. Given that planning context, our current intention is to continue to maintain this in agricultural use.

Engagement approach

We want to engage positively in developing our proposals for Houghton Grange Phase 2. As the scheme has developed significantly since the last public consultation, our proposed future engagement will aim to build on the information presented in 2018 and to address the key themes raised by consultees. All engagement undertaken for the scheme will be mindful of other developments in the vicinity.

In planning our engagement, we have been mindful of restrictions relating to the current COVID-19 pandemic and will adopt an online-first approach to avoid any risk to attendee health. Should we need to make an exception to this approach, we will risk assess each face-to-face engagement and ensure any meetings are in line with Government guidelines. We will review our approach as guidelines are updated and work to ensure that our engagement activities are accessible to as broad an audience as possible.

We are proposing an engagement approach which includes the following:

- Dedicated meetings with Houghton and Wyton Parish Council, St Ives Town Council, Hemingford Grey Parish Council and Wyton on the Hill Parish Council to provide a project update and invite councillors to continue to be involved in shaping the scheme's masterplan through future workshops.
- Four thematic workshops with Parish Councillors and other local stakeholders to discuss specific areas of the proposals: design and access; environment and sustainability; community facilities; and the masterplan itself.
- Public information sessions to present proposals and answer questions from the public. Prior to the sessions a preview session will be offered to the Parish, Town and District councils.



Homes England

We will review our approach after each engagement activity to try and ensure that it continues to meet stakeholder needs. To raise awareness and understanding of the proposals more widely, information about the scheme will be shared using a number of communications channels, including:

- project webpage/s;
- publicity about the public information sessions, comprising a press release, letter to residents and social media activity; and
- a key stakeholder email to local groups and businesses.

A dedicated email address and telephone number will be made available so that members of the public can contact the team during the engagement period.

All engagement and consultation activity will be summarised in a Statement of Community Involvement that will be submitted with the outline planning application.

If you have any queries please do not hesitate to contact us using the details below:

Joanna van der Veen
joanna.vanderveen@aecom.com
07799 612 856

31 July 2020

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held via Zoom on Wednesday 9 September 2020**

Present:

Chairman: Councillor N Dibben

Vice Chairman: Councillor D Rowe

Councillors: T Drye, J Davies, P Hussain, J Pallant

In attendance:

Amenities Manager: C Allison

Committee Clerk: S Rawlinson

PL01.00 ELECTION OF CHAIRMAN FOR THE YEAR 2020/21

The Town Mayor opened the Meeting. He thanked Committee members for maintaining a system of commenting on planning applications during lockdown. He then requested nominations for the position of Chairman of the Committee.

A proposal was received, and duly seconded, that Councillor N Dibben be appointed Chairman. No further nominations were made.

RESOLVED: that Councillor N Dibben be appointed Chairman of the Planning Committee for the municipal year 2020/21.

[Councillor N Dibben in the Chair]

PL02.00 APOLOGIES FOR ABSENCE

An apology was noted from Councillor J Tiddy (Personal).

PL03.00 APPOINTMENT OF VICE CHAIRMAN

Nominations were sought for the position of Vice Chairman.

A proposal was received, and duly seconded, that Councillor D Rowe be appointed Vice Chairman. No further nominations were made.

RESOLVED: that Councillor D Rowe be appointed Vice Chairman of the Planning Committee for the municipal year 2020/21.

PL04.00 DECLARATIONS OF INTEREST

No declarations were made.

PL05.00 PUBLIC PARTICIPATION

Agenda Item PL08.00 – Use of CIL Funds

A representative of the Civic Society of St Ives had contacted the Chairman regarding replacement of the lights in Bull Lane with, it was hoped, the traditional style of street lighting.

It was agreed that contact be made with the County Council to enquire further on whether plans existed to replace this lighting before giving further consideration to the matter.

A representative of the Ouse Valley Way Trust raised the proposal that some CIL funding could be allocated towards improvement of the long distance footpath. Of particular relevance to St Ives was the overgrown section from Meadow Lane into town which was no longer viable. Permission to re-route the path had been gained from the County Council and discussions were being held

Chairman's
Initials

with the landowner who had indicated approval in principle. The proposal was to re-route from Holywell on the approach to St Ives to cross private land and the Chubb Stream. The route would then enter onto the busway and into town. There were also proposals to rebuild the wooden footbridge across the Chubb Stream which had collapsed some time ago and which would facilitate the re-routing. It was anticipated that the cost of works would be approximately £7,500.

The Chairman thanked all those who had addressed the Committee.

PL06.00**MINUTES**

The Minutes of the Meeting held on 11 March 2020 were confirmed as a correct record and would be signed by the Chairman in due course.

PL07.00**PLANNING APPLICATIONS**

The following applications were considered by the Committee:

PL07.01**20/01368/FUL**

Dormer extension
91 Ramsey Road
St Ives

RECOMMENDATION: Approval

In keeping with other properties in the area
No adverse effect on street scene

PL07.02**20/01445/TREE**

T1 – Fern Leaf Beech – Crown reduce by 2m as the tree is touching the property and squirrels are entering the loft
1 Broad Leas Court
Broad Leas
St Ives

RECOMMENDATION: Approval

Subject to extent of reduction being agreed with the
Arboricultural Officer.

PL07.03**20/01352/FUL**

First floor side extension
25 Thorndown Close
St Ives

RECOMMENDATION: Approval

In keeping with other properties in the area
No adverse effect on street scene

PL07.04**20/01352/FUL**

Extension to rear to provide 1 no 1 bed flat and 1 no 2 bed flat with undercroft parking.
5 Crown Street
St Ives

RECOMMENDATION: Approval, subject to

Access being maintained during construction works.
A Traffic Management Plan is needed.
In keeping with other properties in the area.
No adverse effect on street scene

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- PL07.05** **20/01352/LBC**
 Extension to rear to provide 1 no 1 bed flat and 1 no 2 bed flat with under croft parking.
 5 Crown Street
 St Ives
- RECOMMENDATION: Approval, subject to**
 Access being maintained during construction works.
 A Traffic Management Plan is needed.
 In keeping with other properties in the area.
 No adverse effect on street scene
- PL07.06** **20/01120/FUL**
 First floor side, two storey rear extension and porch infill
 16 Blackhills Road
 St Ives
- RECOMMENDATION: Approval**
 In keeping with other properties in the area
 No adverse effect on street scene
- PL07.07** **20/01159/FUL**
 Single storey rear extension
 9 Ramsey Road
 St Ives
- RECOMMENDATION: Approval**
 In keeping with other properties in the area
 No adverse effect on street scene
- PL07.08** **20/01495/FUL**
 Proposed two storey side/front extension following removal of existing single storey to side. Juliet balcony to rear.
 20 Warren Road
 St Ives
- RECOMMENDATION: Approval**
 In keeping with other properties in the area
 No adverse effect on street scene
- PL07.09** **20/01501/FUL**
 Single storey rear extension and part garage conversion
 36 Anderson Drive
 St Ives
- RECOMMENDATION: Approval**
 In keeping with other properties in the area
 No adverse effect on street scene
- PL07.10** **20/01514/TREE**
 T1- Ash – Lift the crown over the road to 3.5m above ground level. T2 – Lime – Lift the crown over the road to 3.5m above ground level. T3 – Horse Chestnut – Lift the crown over the road to 3.5m above ground level. G1 – 3 Cherry – Lift the crowns over the road to 3m above ground level
 The Old Mill
 London Road
 St Ives

RECOMMENDATION: Approval

Subject to extent of reduction being agreed with the
Arboricultural Officer

PL07.11**20/01156/FUL**

Change of use from Class B1 to Tattoo Studio (sui generis)
Units 3 and 5 Royce Court
Burrel Road
St Ives

RECOMMENDATION: Approval

Appropriate use for the premises.
No changes to design.

PL07.12**20/01604/FUL**

Single storey front extension
3 Anson Drive
St Ives

RECOMMENDATION: Approval

In keeping with other properties in the area
No adverse effect on street scene

PL07.13**20/01356/FUL**

To replace the existing white timber framed French door set and windows on the rear elevation and replace with white uPVC French doors and windows
2 Burleigh Cottages
West Street
St Ives

RECOMMENDATION: Approval

Subject to Conservation Officers' agreement to the materials used

PL07.14**20/01461/FUL**

Single storey rear extension
7 The Furrows
St Ives

RECOMMENDATION: Approval

In keeping with other properties in the area
No adverse effect on street scene

PL08.00**COMMUNITY INFRASTRUCTURE LEVY**

Consideration was given to projects which might be put forward to Council as proposals for the use of CIL funds:

Members were keen to support the proposal put forward for improvement of the Ouse Valley Way long distance path and also to earmarking the CIL funds towards the LHI bids the Council was currently putting forward for consideration.

Additionally, it was agreed that other areas for further investigation and possible support were:

- Allocation of funds in support of proposals which might arise from the active Transport Plan, particularly improvement of cycleways such as the one on Ramsey Road
- Town centre toilet facilities such as the provision of a Changing Places toilet should the Bus Station area be rebuilt as part of the transport strategy

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PL09.00

DEVELOPMENT MANAGEMENT COMMITTEE

The Chairman reported from a meeting he had attended several weeks ago to discuss the new development proposed for The How site. He had raised the point about the importance of connecting into the new path down the former Golf Course. This was noted by the developer and it was hoped we might achieve some progress on this. A further meeting was to be held in two weeks' time.

A Government White Paper on changes to the planning system would be going to October's Council Meeting. The Chairman requested members to read the document and pass any comments onto him for referral to the Council Meeting.

Chairman:

Dated:

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ST IVES TOWN COUNCIL PLANNING COMMITTEE
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
23 September 2020

Application No Applicant/Agent	Proposed Development	Link to HDC website	Comments
20/01586/FUL Nicola Rule Haydens Arb Consultants 5 Moseleys Farm Business Centre Fornham All Saints Bury St Edmunds IP28 6JY	Ash. T001- Reduce back branches by 1.5m's on the south western aspect to appropriate growth points. This is intended to give a clearance from building to prevent direct damage being caused to the roof line. Bridge House London Road St Ives PE27 5FD	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QFDBDWIKMX200	
20/01677/TRCA Richard Bielry Westwood House Westwood Road St Ives	2 Cedars (C1 & C2) reduce laterals by 2-3m and remove deadwood - see advice from Global Tree Solutions Westwood House Westwood Road St Ives PE27 6DJ	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QG0TWAIKODP00	
20/01628/FUL Mr S Kendall ArkiPlan Lytchett House 13 Freeland Park Wareham Road Poole BH16 6FA	Demolition of existing garage and utility room; erection of two-storey side extension and replacement roof over porch. 4 Warren Road St Ives PE27 5NX	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QFOF8EIKN1900	

<p>20/00879/FUL</p> <p>Gareth Guest Ashley Scarratt Unit 1a Vantage House Vantage Park Washingley Road Huntingdon PE29 6SR</p>	<p>Parapet remediation works</p> <p>New Bridge London Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QAJ7F5IKKYJ00</p>	
<p>20/00880/LBC</p> <p>Gareth Guest Ashley Scarratt Unit 1a Vantage House Vantage Park Washingley Road Huntingdon PE29 6SR</p>	<p>Parapet remediation works</p> <p>New Bridge London Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QAJ7FMIKKYK00</p>	
<p>20/01737/FUL</p> <p>Mr M Sibley Taylor Planning and Building 4 Dapple Gardens Whittlesey PE7 1LW</p>	<p>Rear extension to existing bungalow to create annex</p> <p>8 Silver Birch Avenue St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QGE1DHIKFLT00</p>	