



# St Ives Town Council

## Twinned with Stadtallendorf

Town Clerk: Alison Benfield BA (Hons) FSLCC

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Issued: 8 October 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 14 October 2020 at 8.15 pm.**

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

Join Zoom Meeting

<https://us02web.zoom.us/j/87813728427?pwd=Rk5mODNYb2Rtd0NVcStEKzhhdVNrZDZ09>

Meeting ID: 878 1372 8427

Passcode: 764973

One tap mobile

+442034815240,,87813728427#,,,,,0#,,764973# United Kingdom

+442039017895,,87813728427#,,,,,0#,,764973# United Kingdom

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+44 203 901 7895 United Kingdom

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Find your local number: <https://us02web.zoom.us/j/kAUe3Cg40>

## AGENDA

**PL17.00 PHASE 2 HOUGHTON GRANGE**

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

**PL18.00 APOLOGIES FOR ABSENCE**

To receive and note apologies for absence.

**PL19.00 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.

**PL20.00 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.

**PL21.00 MINUTES**

To confirm as a correct record the Minutes of the Meeting of the Planning Committee held on 23 September 2020 (copy herewith).

**PL22.00 HEMINGFORD GREY QUARRY RE-OPENING**

To receive information on the Quarry re-opening (copy herewith).

**PL23.00 PLANNING APPLICATIONS**

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

**PL24.00 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 S11 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 S11 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

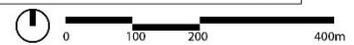
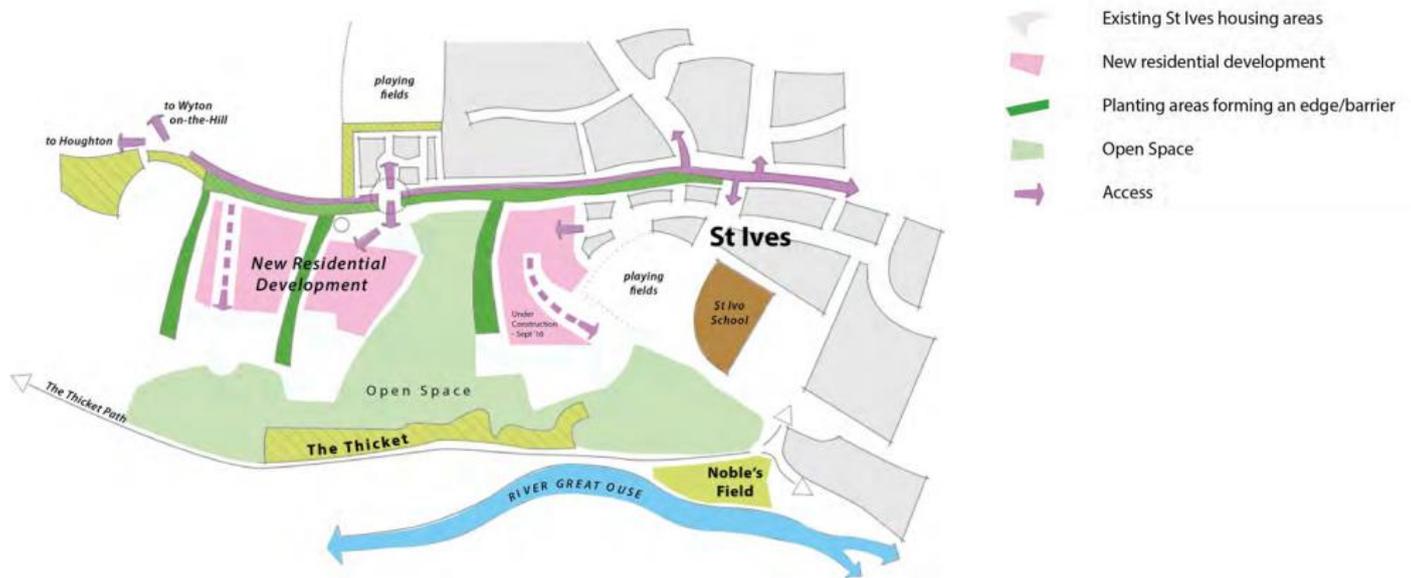




Figure 3: Conceptual masterplan included as development guidance for SI1 of Huntingdonshire's Local Plan to 2036



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 23 September 2020**

**Present:**

Chairman: Councillor N Dibben

Vice Chairman: Councillor D Rowe

Councillors: J Davies, P Hussain, J Tiddy, J Pallant (ex officio)

**In attendance:**

Town Clerk: A Benfield

Amenities Manager: C Allison

**PL10.00 PHASE 2 HOUGHTON GRANGE**

This item was deferred to the Planning Committee meeting on 14 October 2020.

**PL11.00 APOLOGIES FOR ABSENCE**

An apology was noted from Councillor T Drye (Personal).

**PL12.00 DECLARATIONS OF INTEREST**

No declarations were made.

**PL13.00 PUBLIC PARTICIPATION**

The Civic Society of St Ives made the following comments:

**Application 20/01628/FUL – 4 Warren Road** - The Society consider the proposal to be in keeping with other extensions in the vicinity.

The proposal will leave only a very narrow access to from the rear garden, 601mm is barely sufficient to allow a standard HDC refuse bin to pass, around 10mm clearance only each side. Consequently we consider any permission should require that any refuse bin to be stored in a location visible from the Highway should be stored in a refuse bin store.

**Applications 20/00880/LBC and 20/00879/FUL – New Bridges Remedial Works** - The Society welcome this further programme of work.

**Application 20/01737/FUL – 8 Silver Birch Avenue** - The requirement for this extension is understood. The proposed single slope roof, with the ridge towards the boundary will not only look completely out of keeping with the other roof lines of the property, it will limit winter sunshine into the adjacent property, Nr 10 Silver Birch Avenue. However, by reversing the slope, so the ridge is on the opposite wall, the loss of sunshine will be alleviated as far as possible. The Society will be pleased if any permission should require that any refuse bin to be stored in a location visible from the Highway should be stored in a refuse bin store

**PL14.00 MINUTES**

The Minutes of the Meeting held on 9 September 2020 were confirmed as a correct record and would be signed by the Chairman in due course.

**PL15.00 PLANNING APPLICATIONS**

The following applications were considered by the Committee:

**PL15.01 20/01586/TRCA**

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

Chairman's  
Initials

building to prevent direct damage being caused to the roof line.

Bridge House  
London Road  
St Ives

**RECOMMENDATION: Approval**

Subject to agreement with the Arboricultural Officer.

**PL15.02**

**20/01677/TRCA**

2 Cedars (C1 & C2) reduce laterals by 2-3m and remove deadwood - see advice from Global Tree Solutions  
Westwood House  
Westwood Road  
St Ives

**RECOMMENDATION: Approval**

Subject to agreement with the Arboricultural Officer.

**PL15.03**

**20/01628/FUL**

Demolition of existing garage and utility room, erection of two storey side extension and replacement roof over porch  
4 Warren Road  
St Ives

**RECOMMENDATION: Approval, Subject to**

Ensuring that the gap between buildings and/or the boundary fence is 750 mm minimum

**PL15.04**

**20/00879/FUL**

Parapet remediation works  
New Bridge  
London Road  
St Ives

**RECOMMENDATION: Approval**

The Committee supports the further work on the Bridge. Sample materials used to be agreed with the Conservation Officer

**PL15.05**

**20/00880/LBC**

Parapet remediation works  
New Bridge  
London Road  
St Ives

**RECOMMENDATION: Approval**

The Committee supports the further work on the Bridge. Sample materials used to be agreed with the Conservation Officer

**PL15.06**

**20/01737/FUL**

Rear extension to existing bungalow to create annex  
8 Silver Birch Avenue  
St Ives

Chairman's  
Initials

**RECOMMENDATION: Approval Subject to**

The extension not being used as a separate dwelling

The Committee notes that the roof is not in keeping with the style of the rest of the property as the pitch and direction are not in keeping with adjacent properties or the building itself

**PL16.00**

**DEVELOPMENT MANAGEMENT COMMITTEE**

No items relating to St Ives had been discussed at the recent meeting.

Chairman:

Dated:

Chairman's  
Initials

## **HEMINGFORD GREY QUARRY RE-OPENING: IMPLEMENTING THE FINAL PHASE OF EXTRACTION**

**October 2020**

Cambridgeshire County Council, as the Waste & Minerals Planning Authority, granted consent for the last phase of quarrying for sand and gravel at Hemingford Grey in August 2019. This was not a new application, but an updating of Conditions and Consents for an existing permission (Ref: H6/0655/95) dating back to 1995. Previous quarrying in the area ceased in 1979.

### **Q. Who is involved in the Quarry project?**

**A.** The site is owned by Tarmac. The quarrying operation and subsequent restoration will be undertaken by Land Logical, who specialise in the winning of aggregates and restoration of damaged land, on their behalf.

### **Q. Where is the land to be quarried, and how much material is involved?**

**A.** The rectangular parcel of land earmarked for mineral extraction, which is located immediately to the south of Wakeboard Lake, and between Lake Brook and Long Marsh Brook, comprises some 11.3 hectares (28 Acres) in all. However, following an archaeological survey, only two thirds of this area will actually be worked to avoid any potential disturbance to the site of an Iron Age farmstead.

The total estimated recoverable mineral reserve is approximately 200,000 tonnes of sand and gravel. By way of comparison, Needingworth Quarry, 6 kilometres to the north east, has an output of approximately *1 million* tonnes annually.

### **Q. When will the site works start, and how long will the quarrying go on for?**

**A.** Enabling works, such as re-opening up of the old quarry access onto Marsh Lane, installation of weighbridge and wheel wash facilities, and improvements to the internal haul road needed for safe working to and from the extraction area, are expected to start before the end of October.

Extraction of the mineral reserve itself is likely to commence in early Spring 2021. The planning consent allows for up to five years of working but, in practice, this is more likely to be completed in no more than three years or so. It is not possible to be any more specific at this stage, as the rate of removal will be dependent upon the market value and demand for the aggregates.

### **Q. How much lorry traffic is going to be generated, and how is it going to be managed?**

**A.** The number of lorry movements will inevitably vary from day to day and, although there is no actual maximum number stipulated in the planning consent, in practice the number of daily

movements in and out is unlikely to exceed 30-50. The hours of working are restricted to 7am to 9pm Mondays to Fridays, and 8am to 2pm on Saturdays, with no working on Sundays and Bank Holidays.

All HGV's will be obliged to turn right out of the site towards London Road, reinforced by signage. It is appreciated that the junction onto London Road can be very busy at peak times. Hauliers visiting the site will be advised as to the consideration expected of drivers to other road users in the vicinity of the Quarry, as it is their responsibility to enforce once the lorries are on the public highway.

**Q. Will there still be public access to the fishing lakes during quarrying?**

**A.** At present there is permissive access to the eastern end of Wakeboard Lake - managed by London Anglers Association bailiffs the - with access possible via the entrance off Marsh Lane. Once quarry plant and machinery are on site, and with the prospect of lorry movements five or six days a week, for reasons of safety and security the permissive access will need to be suspended. The operators will, nonetheless, use best endeavours to work with the bailiffs to maintain other lake access through ongoing communication, appropriate site signage and fencing.

**Q. How is the nature conservation quality of the site going to be protected?**

**A.** Both Tarmac and Land Logical are well aware of the nature conservation value of the lake margins, surrounding scrubland and trees that have been largely undisturbed since the previous quarrying – now over 40 years ago. This includes valuable habitat for nightingales and other rare avian species.

All the infrastructure necessary for the safe and efficient working of the new mineral workings will be installed with the objective of minimising disturbance, and initial site set-up will be completed prior to the next bird-breeding season. Further, the operator expects to be working with a local wildlife expert to advise on suitable mitigation and monitor potential impacts during the extraction phase.

**Q. How is the site going to be restored?**

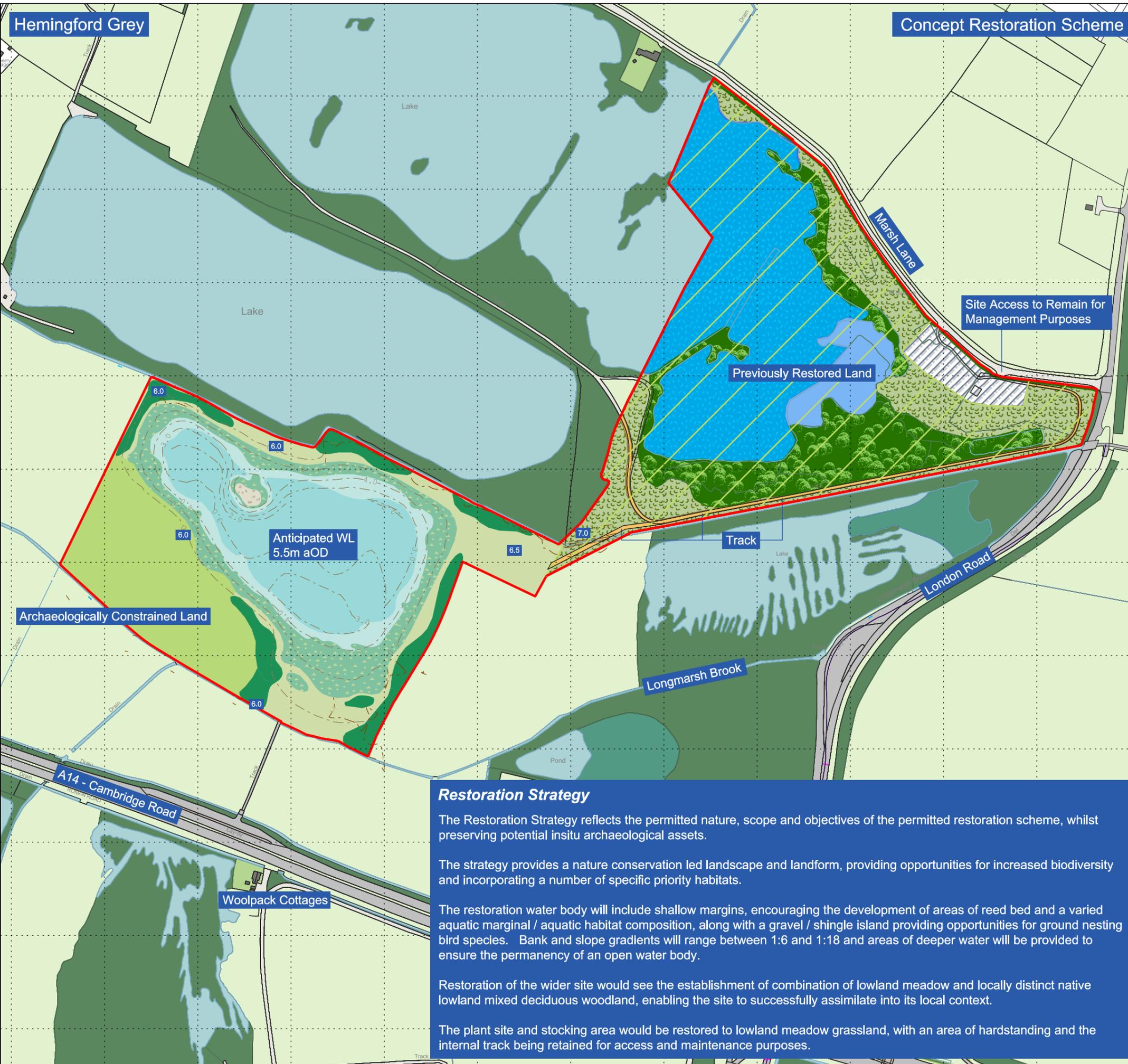
**A.** The approved restoration plan, which will be implemented in phases as work proceeds, is based around creating another open water body designed with enhanced biodiversity in mind. This includes shallow margins, encouraging the establishment of reed beds and other varied aquatic habitat. And the surrounding land will be reinstated as a mix of lowland meadow and mixed deciduous woodland.

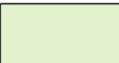
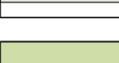
**For further information contact:**

Andy Doel, Land Logical

[ad@landlogical.com](mailto:ad@landlogical.com)

Tel: 07770 802331



- Legend**
-  Application Boundary
  -  Surrounding Agricultural Land
  -  Existing Woodland, Trees & Hedgerows
  -  Existing Water Bodies / Coarces
  -  Buildings
  -  Roads / Tracks
  -  Proposed Lowland Meadow
  -  Proposed Lowland Mixed Deciduous Woodland
  -  Aquatic Marginal Vegetation
  -  Mesotrophic Lake
  -  Gravel / Shingle Island
  -  Archaeologically Constrained Land (to remain under agricultural management)



**Restoration Strategy**

The Restoration Strategy reflects the permitted nature, scope and objectives of the permitted restoration scheme, whilst preserving potential insitu archaeological assets.

The strategy provides a nature conservation led landscape and landform, providing opportunities for increased biodiversity and incorporating a number of specific priority habitats.

The restoration water body will include shallow margins, encouraging the development of areas of reed bed and a varied aquatic marginal / aquatic habitat composition, along with a gravel / shingle island providing opportunities for ground nesting bird species. Bank and slope gradients will range between 1:6 and 1:18 and areas of deeper water will be provided to ensure the permanency of an open water body.

Restoration of the wider site would see the establishment of combination of lowland meadow and locally distinct native lowland mixed deciduous woodland, enabling the site to successfully assimilate into its local context.

The plant site and stocking area would be restored to lowland meadow grassland, with an area of hardstanding and the internal track being retained for access and maintenance purposes.

PROJECT  
**Hemingford Grey**

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DRAWING TITLE  
**Concept Restoration Scheme**

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DATE  
**June 2019**

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SCALE  
**1:4,000 @ A3**

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DRAWING No.  
**KD.HG.007**

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DRAWING STATUS  
**FINAL**



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**ST IVES TOWN COUNCIL PLANNING COMMITTEE**  
**APPLICATIONS FOR PERMISSION FOR DEVELOPMENT**  
**14 October 2020**

Application No Applicant/Agent	Proposed Development	Link to HDC website	Comments
20/00883/FUL  Mr Cross JPT Design Consultants Ltd The Studio 23 Halifax Road Upper Cambourne CB23 6AX	2 Storey rear extension and ground floor rear extension to converted garage <b>38 Waveney Road</b> <b>St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QAJA7HIKKYT00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QAJA7HIKKYT00</a>	
20/01001/S73  Mrs Montarou Quintas Energy UK Limited Suite C, 3 <sup>rd</sup> Floor 3 Harbour Exchange Square Canary Wharf London E14 9GE	Removal of Condition 12 (temporary consent for the container) on application 17/00484/S73 <b>Solar Farm</b> <b>Wiggin Hill</b> <b>Old Ramsey Road</b> <b>St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QBGC5MIKLBD00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QBGC5MIKLBD00</a>	
20/01399/FUL  Mr and Mrs Rea Simon Ward Architectural Design 22 The Quadrant St Ives PE27 5PE	Erection of dwelling following demolition of existing outbuilding <b>46 Crown Walk</b> <b>St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QE63KWIKMF700">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=QE63KWIKMF700</a>	

<p>20/01584/FUL</p> <p>Mr L Rew Anglian Home Improvements Unit 30 Hurrigan Way Norwich NR6 6JB</p>	<p>Extension to the side <b>78 Needingworth Road</b> <b>St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails?activeTab=details&amp;keyVal=QFD8IIKMWV00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails?activeTab=details&amp;keyVal=QFD8IIKMWV00</a></p>	
<p>20/01719/FUL</p> <p>Mr L Rew Anglian Home Improvements Unit 30 Hurricane Way Norwich NR6 6JB</p>	<p>Single storey extension to the front of the property <b>78 Needingworth Road</b> <b>St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails?activeTab=details&amp;keyVal=QGAJTIFKE00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails?activeTab=details&amp;keyVal=QGAJTIFKE00</a></p>	
<p>20/01588/LBC</p> <p>Mr P Lindley 13 Common Lane Hemingford Abbots Huntingdon PE28 9AN</p>	<p>External and internal works <b>10 The Pavement</b> <b>St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails?activeTab=details&amp;keyVal=QFEJI8IKMX800">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails?activeTab=details&amp;keyVal=QFEJI8IKMX800</a></p>	
<p>20/01766/FUL</p> <p>Mr and Mrs Bicknell Jon Trahearn 21 Stirling Road St Ives PE27 3UU</p>	<p>Alterations to windows on front elevation <b>29 Elm Drive</b> <b>St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails?activeTab=details&amp;keyVal=QGLD60IKFOW00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails?activeTab=details&amp;keyVal=QGLD60IKFOW00</a></p>	

<p>20/01769/FUL</p> <p>Mr Eason JPT Design Consultants Ltd The Studio 23 Halifax Road Upper Cambourne CB23 6AX</p>	<p>Single storey rear extension and new side access to kitchen</p> <p><b>51 Pettis Road</b> <b>St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails&amp;keyVal=QGMZGWIKFPD00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails&amp;keyVal=QGMZGWIKFPD00</a></p>	
<p>20/01786/ADV</p> <p>Wells and Co SR Signs 12 Wortley Moor Lane Upper Wortley Leeds LS12 4HX</p>	<p>Sign A – Refurbish 1 x existing double sided pictorial sign fixed to existing bracket with new linolites. Sign B – Refurbish 1 x existing high level housename sign. Sign C – Refurbish 1 x existing amenity board. Sign D1 – 1 x new set of signwritten housename with aged effect finish. Sign D2 – 1 x new set of signwritten detail with aged effect finish. Sign D3 – 1 x new signwritten housename with aged effect finish. Sign E – 1 x new engraved brass housename plaque. Sign F – new LED floodlights</p> <p><b>Oliver Cromwell PH</b> <b>Wellington Street</b> <b>St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails&amp;keyVal=QGPAZQIKFQU00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails&amp;keyVal=QGPAZQIKFQU00</a></p>	
<p>20/01787/LBC</p> <p>Wells and Co SR Signs 12 Wortley Moor Lane Upper Wortley Leeds LS12 4HX</p>	<p>Erection of illuminated and non-illuminated signs to the exterior of the building</p> <p><b>Oliver Cromwell PH</b> <b>Wellington Street</b> <b>St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails&amp;keyVal=QGPB21IKFQW00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails&amp;keyVal=QGPB21IKFQW00</a></p>	

<p>20/01852/TREE</p> <p>Mr Gibbon Eastern Landscape Service Limited 27 High Street Cottenham CB24 8SA</p>	<p>1.Ash tree on right hand side of house - prune to clear house by 2-3m and crown lift over drive to 3.5m. 3. Twin stemmed Sycamore - shorten limb over adjacent property to secondary branch 1.2m from union</p> <p><b>8 Bury Close St Ives</b></p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online">https://publicaccess.huntingdonshire.gov.uk/online</a> = <a href="https://publicaccess.huntingdonshire.gov.uk/online/applications/applicationDetails.do?activeTab=details&amp;keyVal=QH21AGIKFWB00">applications/applicationDetails.do?activeTab=details&amp;keyVal=QH21AGIKFWB00</a></p>	
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