



**ST IVES TOWN COUNCIL**  
**Town Clerk - Matthew Price**

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**TWINNED WITH STADTALLENDORF**

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Issued: 19 January 2023

**Cllrs B Chapman, C Morgan, C Smith, A Thompson, J Tiddy, N Wells, J Kerr, M Gleadow**

You are hereby summoned to attend a Meeting of the **Planning Committee** of St Ives Town Council to be held in the **Town Hall** on **Wednesday 25 January 2023 at 7.45 pm.**

**Town Clerk Matthew Price**

**AGENDA**

- PL82.00 APOLOGIES FOR ABSENCE**  
To receive and note apologies for absence.
- PL83.00 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.
- PL84.00 PUBLIC PARTICIPATION**  
A maximum of 15 minutes in total is permitted for members of the public to address the Committee in accordance with the Town Council's approved Public Participation Policy. Each participant will be limited to 3 minutes in which to make their comments. Comments will be summarised in the minutes.
- PL85.00 MINUTES**  
To confirm as a correct record the Minutes of the Planning Committee held on 14 December 2022 (copy herewith).
- PL86.00 PLANNING APPLICATIONS**  
To consider the attached list of Planning Applications received (copy herewith).
- PL87.00 DEVELOPMENT MANAGEMENT COMMITTEE**  
To receive information from Development Management Committee (if any).

**Minutes of the Meeting of the Planning Committee of St Ives Town Council  
held in the Town Hall on Wednesday 14 December 2022**

**Present:**

Chairman: Councillor N Wells  
Vice Chairman: Councillor C Smith

Councillors: J Tiddy, R Chapman, C Morgan, J Kerr, M Gleadow

**In attendance:**

Democratic Officer: S Rawlinson

**PL73.00 APOLOGIES**

Apologies were received from Councillor A Thompson (Personal) and the Town Clerk.

**PL74.00 DECLARATIONS OF INTEREST**

No declarations were made.

**PL75.00 PUBLIC PARTICIPATION**

None.

**PL76.00 MINUTES**

**RESOLVED:** the Minutes of the Meeting held on 23 November 2022 were agreed as a correct record and signed by the Chairman.

**PL77.00 11/12 THE PAVEMENT**

Members were in receipt of feedback from HDC on the Committee's comments regarding work to the former Barclays bank building.

Members expressed disappointment that it would not be possible to put in place any measures to reduce the impact on businesses in White Hart Court but welcomed the introduction of a construction management plan.

**RESOLVED:** that approval be given subject to the construction management plan being fully applied throughout the process of demolition and rebuilding.

**PL78.00 APPLICATION 22/01925 – ABBEY RETAIL PARK**

Consideration was given to a response from developers to the Committee's request for permeable surfacing.

The developer had responded that due to the nature of the electrical equipment involved and the need for a solid base it is not possible for the use of permeable materials to be included within the scheme.

**RESOLVED:** that approval be given whilst noting that the assertion that the drainage would continue to be sufficient had not been the case during the flood event in December 2020.

**PL79.00 APPLICATION CCC/21/088F – ENVAR COMPOSTING LIMITED**

Members were in receipt of additional updated information from Envar. Several

Chairman's  
Initials

documents had been added to the application but none of these addressed the issues raised by the Committee.

Envar had not justified the need for this plant which was out of keeping with and depleted the rural economy

**RESOLVED:** that the recommendation remain refusal, with the previous comments already submitted in September 2021 and March 2022 standing, until the Committee's questions had been answered.

**PL80.00****PLANNING APPLICATIONS**

Consideration was given to the following applications:

**PL80.01 22/02400/FUL**

Single storey rear infill extension

**10 Kiln Close**

**St Ives**

**RECOMMENDATION:**

**Approval**

Appropriate scale of development

No adverse impact on street scene

**PL80.02 22/02426/TRCA**

T1 Portugal Laurel x2 growing together. Reduce canopy spread in all directions by 1-1.5m and reduce height by 1.5m. Remove pegs. T3 Beech. Shorten crown over Church Street by 1.5-2m, thin centre of crown removing minor branches only, remove dead wood and hanging branches. T4. Elm. Remove ivy, remove dead wood, prune to clear phone lines and crown reduce by 3-4m. T5 Norway Maple. Crown reduce by 1-3m (3m being height) and remove major dead wood. T6 Norway Maple. Crown lift to 3m, remove major and obvious dead wood and crown reduce by 2m approx.

**The Vicarage**

**Westwood Road**

**St Ives**

**RECOMMENDATION:**

**Approval**

The Committee welcomes these essential works.

**PL80.03 22/02459/FUL**

**Road** Lawson's Cypress: fell to ground level due to shade cast into neighbouring properties

**Cemetery**

**Westwood Road**

**RECOMMENDATION:**

**Refusal**

This application has not passed through due process and is not a decision for the Town Council to make.

**PL81.00****DEVELOPMENT MANAGEMENT COMMITTEE**

No issues relating to St Ives.

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**APPLICATIONS FOR PERMISSION FOR DEVELOPMENT**  
**25 January 2023**

Application No Applicant/Agent	Proposed Development	Link to website	Comments
<b>22/02504/HHFUL</b> Laura Jensen Campbell McCrae Ltd Chapel House 5 The Stiles Godmanchester PE29 2JF	<b>Single storey side extension and alterations</b> 98 Hill Rise St Ives	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RMKSCBIKJCQ00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RMKSCBIKJCQ00</a>	
<b>22/02480</b> James Powell Richard Biddle 60 Maytrees St Ives PE27 5WZ	<b>Retrospective change of use from Industrial Building (Class B2) to a Gym (Class E(d))</b> Unit E Burrel Road St Ives	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RMFEIDIKJ9W00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RMFEIDIKJ9W00</a>	
<b>22/02502/TRCA</b> Tas Clay RWE Rural Services Ltd (no address given)	<b>The tree is at the entrance to Rheola and following a survey showing that it is dead, it has been recommended that it is removed. A branch has fallen from it into the road, so we really do need to get this cut down.</b> Rheola Broad Leas St Ives	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RMKKGUIK0HJ00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RMKKGUIK0HJ00</a>	
<b>22/02558/FUL</b> Mr Tom Graves 9 Woodside Way St Ives PE27 3JQ	<b>Erection of a two-storey extension to the front.</b> 9 Woodside Way St Ives	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RN88VOIKJH00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RN88VOIKJH00</a>	

<p><b>22/02412/LBC</b>  Michael Sandord  Perpetua in Perpetuum Ltd  4 Belmont Place  Cambridge  CB1 1AR</p>	<p><b>Refurbishment of the main house provide 6 no. 1 and 2 bed apartments with associated parking, refuse storage and landscaping. To remodel the Outhouse and Stables to form a single 3-bedroom house</b>  The How  Houghton Road  St Ives</p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RLT5YLIKJ1F00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RLT5YLIKJ1F00</a></p>	
<p><b>22/02584/FUL</b>  Sam Manning  Stephen Bradbury  Architects Ltd  Ertosun House  61 Widmore Road  Bromley  BR1 3AA</p>	<p><b>Demolition of existing residential nursing home and replacement with a new care centre containing 56 care suites</b>  Rheola  Broad Leas  St Ives</p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RNCQ1QIKJNS00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RNCQ1QIKJNS00</a></p>	
<p><b>22/80388/COND</b>  Lochailort (St Ives) Ltd  Chelsea Consultants  Pinpoint House  1A Rosedale Road  Richmond  TW9 2SX</p>	<p><b>Discharge of Condition 30 (Bat Survey) and 36 (Archaeology) for 18/02726/FUL</b>  Former Car Showroom  London Road  St Ives</p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RMX4SAIKJGL00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RMX4SAIKJGL00</a></p>	
<p><b>23/00076/TREE</b>  Talat  Cambridge Trees Ltd  39 London Street  Godmanchester  PE29 2HX</p>	<p><b>T1 Horse Chestnut at side of garden: reduce crown by 2m and prune to shape This is a substantial tree that, whilst mature will keep increasing in size and will encroach on the house and the remaining part of the garden not dominated by it. The proposed reduction will not significantly affect the overall appearance of the tree and will allow it to be maintained at a size suitable for the location.</b>  9 Brigham Crescent  St Ives</p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=ROEU51IKJZK00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=ROEU51IKJZK00</a></p>	

<p><b>23/00021/TRCA</b> Burt Cambridge Trees Ltd 39 London Street Godmanchester PE29 2HX</p>	<p><b>T1 Willow: reduce to previous pollard points at approx. 6 metres. T2 Holly: Reduce height by 1.5m</b> 23 Needingworth Road St Ives</p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RO29UIIKJTZ00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RO29UIIKJTZ00</a></p>	
<p><b>23/00027/TRCA</b> Mr Anthony Taylor 8 Park Road St Ives PE27 5JR</p>	<p><b>Silver birch; reduction of at least ten feet due to severe rot from earlier reductions; major cavity midway up trunk; as described by Hemingford Arboriculture.</b> 9 Park Road St Ives</p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RO2EVYIKJUB00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RO2EVYIKJUB00</a></p>	
<p><b>23/00073</b> Mr and Mrs Houghton Amico Design Farriers Barn Station arm Denton Road Horton Northampton NN7 2BG</p>	<p><b>Erection of single storey rear extension</b> 16 Scrolans St Ives</p>	<p><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RODRPOIKJZB00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=RODRPOIKJZB00</a></p>	