



ST IVES TOWN COUNCIL

Town Clerk – Matthew Price

Town Hall, Market Hill, St Ives,
Huntingdonshire PE27 5AL

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TWINNED WITH STADTALLENDORF

Issued: 6 April 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 12 April 2023 at 8.30 pm**.

Matthew Price
TOWN CLERK

AGENDA

PL114.00 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

PL115.00 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.

PL116.00 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.

PL117.00 MINUTES

To confirm as a correct record the Minutes of the Planning Committee held on 22 March 2023 (copy herewith).



- PL118.00 APPLICATION CCC/21/088/FUL - Demolition of in-vessel compost buildings/tunnels and ancillary development; construction of a dry anaerobic digestion (AD) facility, pellet fertiliser facility, healthcare waste energy recovery facility, waste transfer station, vehicle re-fuelling station, biomass storage building, surface water storage lagoons, extension to concrete pad and ancillary development including car park Envar Composting Limited, Somersham Road, St Ives**
To consider the appointment of a representative to attend a meeting of the County Council's Planning Committee on 19 April 2023 at 10am where the above application will be discussed.
<https://planning.cambridgeshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QV5TVBDYLCD00>
- PL119.00 APPLICATIONS 22/02344/FUL and 22/02345/LBC – 26-28 The Broadway**
To consider response from Huntingdonshire District Council on the above applications (copy herewith).
- PL120.00 PLANNING APPLICATIONS**
To consider the attached list of Planning Applications received (copy herewith).
- PL121.00 DEVELOPMENT MANAGEMENT COMMITTEE**
APPLICATION 21/00415/FUL – Conversion of All Saints Church Hall to 4 residential dwellings, Ramsey Road, St Ives
To consider whether to appoint a representative to attend DMC on 17 April 2023 where the above application will be discussed. (The Committee recommended approval, HDC is proposing refusal. Link to HDC Officer report :

<https://applications.huntingdonshire.gov.uk/moderngov/documents/s127578/2.%202100415FUL%20Report%20Final.pdf>

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held in the Town Hall on Wednesday 22 March 2023**

Present:

Chairman: Councillor N Wells
Vice Chairman: Councillor C Smith

Councillors: R Chapman, M Gleadow, C Morgan, A Thompson, J Kerr

In attendance:

Town Clerk: M Price
Admin Officer: A Childs
Democratic Officer: S Rawlinson
Facilities Officer: T White

PL108.00 APOLOGIES

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

PL109.00 DECLARATIONS OF INTEREST

Application 23/00263/CLPD – Councillor R Chapman – non pecuniary interest as an acquaintance of the applicant.

PL110.00 PUBLIC PARTICIPATION

The Chairman of the Flood Action Group reported that the webcam at Parsons Drove had been working well during the recent spell of bad weather. The camera shows flood height and provides evidence of action taken. He agreed to send members a link to the site.

He also reported that the Civic Society of St Ives had set up a group to look at planning applications and would attend the Planning Committee if they wished to raise any issues.

The Chairman thanked him for providing the information to Members.

PL111.00 MINUTES

RESOLVED: the Minutes of the Meeting held on 8 March 2023 were agreed as a correct record and signed by the Chairman.

PL112.00 PLANNING APPLICATIONS

Consideration was given to the following applications:

PL112.01 23/00030/FUL

Change of use of annexe to separate dwelling.

**14 West Street
St Ives**

RECOMMENDATION:

Approval

Appropriate use for this part of the building

Chairman's
Initials

- PL112.02** **23/00347/ADV**
Installation of 3 signs and one additional Appendage to existing 8m Totem
Abbey Retail Park
Harrison Way
St Ives
- RECOMMENDATION:** **Approval**
No adverse impact on street scene
- PL112.03** **23/00350/TRCA**
T1 Cedar Tree - Removing the bough close to the main trunk
Backwater House
The Drive
St Ives
- RECOMMENDATION:** **Approval**
Essential tree maintenance
- PL112.04** **23/00362/FUL**
Demolition of existing lean to entrance and WC and replace with a front extension to create a wheelchair access entrance and shower room
59 Needingworth Road
St Ives
- RECOMMENDATION:** **Approval**
Appropriate change to accommodate wheelchair User
- PL112.05** **23/00402/FUL**
Proposed single storey extension to the front, side and rear proposed two storey extension to the side
8 Wheatfields
St Ives
- RECOMMENDATION:** **Approval**
Appropriate scale of development
No adverse impact on street scene
- PL112.06** **23/00445/TREE**
1 Willow: Fell and treat stump
27 Bury Way
St Ives
- RECOMMENDATION:** **Refusal**
Further information needed on whether this tree is diseased.
Would wish to see the landscaping plan which should include a replacement tree
Adverse impact on street scene

PL112.07 **28/80076/COND**
 Conditional Information for 18/02726/FUL: C28 (contamination)
Former Car Showroom
London Road
St Ives

RECOMMENDATION: **Approval Subject to**
 The proposed conditions being fulfilled

PL112.08 **23/00263/CLPD**
 Build a link and front access between a 1m walkway from the main property and the garage. Main property entrance 200cm supported by Lintel. Provide pair of 100mm x 150mm lintels between house and garage to support link cavity wall.
15 Ansley Way
St Ives

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

PL112.09 **23/00387/CLPD**
 Convert front garden into a parking space.
10 Burleigh Terrace
St Ives

RECOMMENDATION: **Approval Subject to**
 The installation of a permeable surface and a swale channel to divert surface water

PL112.10 **23/00382/CLPD**
 Lawful development certificate for proposed restaurant/coffee shop.
10 Sheep Market
St Ives

RECOMMENDATION: **Approval**
 Appropriate future use for part of the building

PL113.00 **DEVELOPMENT MANAGEMENT COMMITTEE**
 No information relating to St Ives.

Chairman:

Dated: 12 April 2023

Chairman's
Initials



Our ref: CCC/21/088/FUL
Date: 29 March 2023
Contact: Helen Wass
Telephone: 01223 715518
Email: planningdc@cambridgeshire.gov.uk

**Place and Economy
Planning, Growth and Environment**

By email only

Box No ALC2613
New Shire Hall
Emery Crescent, Enterprise Campus
Alconbury Weald
PE28 4YE

Dear Sir/Madam,

Town and Country Planning Act 1990

Proposal: Demolition of in-vessel compost buildings/tunnels and ancillary development; construction of a dry anaerobic digestion (AD) facility, pellet fertiliser facility, healthcare waste energy recovery facility, waste transfer station, vehicle re-fuelling station, biomass storage building, surface water storage lagoons, extension to concrete pad and ancillary development including car park.

Application No: CCC/21/088/FUL

Location: Envar Composting Ltd, St Ives Road, Somersham, PE28 3BS.

I am writing to you to let you know that the above planning application will be considered by the County Council's Planning Committee on 19 April 2023 at 10am. The meeting will be held at New Shire Hall, Emery Crescent, Enterprise Campus, Alconbury Weald PE28 4YE.

The officer's report will include a summary of the representations received and a copy of all the letters and emails from individuals or residents' groups will be made available for members of the Committee to read in full one week before the meeting.

Council meetings are also streamed directly to the Council's Youtube account (<https://www.cambridgeshire.gov.uk/council/meetings-and-decisions/council-meetings-live-web-stream>) through which you are able to view and listen to the debate.

If you wish to attend and speak at the meeting you must register in advance by contacting the Democratic Services Officer (not the planning department) by **12 April 2023**. A leaflet that explains the procedure for registering to speak can be found on the County Council's [website](http://www.cambridgeshire.gov.uk) (www.cambridgeshire.gov.uk) and search 'Getting Involved in meetings'.

If you have any questions about speaking at committee, wish to register to speak, or unable to access the leaflet about registering to speak then please contact Democratic Services on 01223 699177.

Yours faithfully,

Applications 22/02434/FUL and 22/02435/LBC – 26-28 The Broadway

The Committee recommended approval as follows:

Approval Subject to Any new paving being permeable
Adequate provision for run-off from the additional
Guttering
Preservation of the wildflower area as far as
Possible

Response from HDC's Senior Development Management Officer

The officer recommendation for this application is going to be for refusal as the site is in Flood Zone 3 (high probability of flooding) and therefore, in accordance with local and national policy, the sequential and exceptions tests apply. However, the application has not demonstrated that there are not alternative sites in the district which could not accommodate the scale and type of development at a lower risk of flooding. The geographical search area for the sequential test should be district wide unless agreed with the LPA because of the functional requirements and objectives of the proposed development.

In this case, a sequential test has not been submitted and it is considered it would fail given the land allocated for development across the district as well as land with planning permissions in lower risk areas and taking into account the consistency of windfall planning permissions in these lower risk areas.

These applications are similar to the recent cases at 5 Crown Street, St Ives which were subject to the attached appeal decision in December 2022. Those applications were refused by the planning committee contrary to the Town Council's recommendation and the Planning Inspector dismissed the appeal for the full application on the grounds of a failure to demonstrate the sequential test had been passed. The LBC application was granted consent as there was no objection on heritage grounds, however this consent does not allow the full development.

In light of the above appeal decision, officers are satisfied that this approach to sequentially testing sites such as this (including previously developed land) is correct in policy terms and the failure to demonstrate compliance with the sequential test in this case constitutes a reason for refusal. The LBC application can be approved under delegated powers if supported by the conservation officer but this would not enable the full development.

I acknowledge the desire to attend DMC in the event of an officer recommendation of refusal but in accordance with our Scheme of Delegation we would need a material planning reason why it should be approved and therefore require committee consideration.

I am aiming to progress the applications over the next few weeks. If I do not hear from you with a material planning reason why the full application should be approved by Wednesday 26th April 2023, we will process 22/02434/FUL as a refusal under delegated powers. If you respond within that timeframe with material planning reasons then we will be aiming to take the application to the committee meeting of May 22nd 2023.

PLANNING APPLICATIONS
12 April 2023

Application No Applicant/Agent	Proposed Development	Link	Comments
23/00425/FUL Toyota St Ives Partners in Planning and Architecture Suite 2 Clare Hall St Ives Business Park Parsons Green St Ives PE27 4WY	Partial Demolition of a Workshop, Construction of a Single-storey Office Extension and Improvements to Car Display and Parking Areas TNS Toyota Garage Ramsey Road St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=RR95EVIKL6Y00	
23/00459/TRCA Keith Mules 7 Park Avenue St Ives PE27 5JW	Silver Birch x 2- reduce by 2 Meters. Hornbeam - reduce by 2 Meters. Cherry - Prune and reduce by 1meter. Acacia - reduce this tree below the damaged trunk to 1 meter above the ground. 7 Park Avenue St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=RRIF39IKLAG00	
23/00476/FUL Mr Bullen Smith Architects Ltd 2B New Road St Ives PE27 5BG `	Single story extension to the front and side 13 Chestnut Road St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=RRLNOFIKLCA00	

<p>23/00520/CLPD</p> <p>T Foggin Studio Charrette 50 Grosvenor Hill London W1K 3QT</p>	<p>Solar panels on the east and south roof slopes of the dwelling</p> <p>11 St Johns Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=RRZBIJKLIM00</p>	
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APPLICATION 21/00415/FUL – Conversion of All Saints Church Hall to 4 residential dwellings, Ramsey Road, St Ives

The Committee's comments:

APPROVAL The return to use of a disused building is welcomed

A solid fence would be preferable to the chain link proposed on the south side between the site and adjacent housing

The use of obscure glazing on the upper level windows is required to prevent over-looking

The Committee seeks confirmation of landscaping details and would wish to see a permeable surface to allow water drainage

Details of external lighting requested, this should not create light pollution to adjacent properties

Would wish to see native planting and insect friendly plants

HDC recommendation to DMC

REFUSAL

On the following basis:

<https://applications.huntingdonshire.gov.uk/moderngov/documents/s127578/2.%202100415FUL%20Report%20Final.pdf>