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

You are hereby summoned to attend a Meeting of the Planning Committee of St Ives Town Council, to be held on Wednesday, 12 September 2018 in the Town Hall, St Ives at 7:00pm.

Alison Benfield BA(Hons) FSLCC
Town Clerk

AGENDA

PL58.00 APOLOGIES FOR ABSENCE
To receive and note apologies for absence.

PL59.00 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.

PL60.00 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.

PL61.00 MINUTES
To confirm as a correct record the Minutes of the Meeting of the Planning Committee held on 15 August 2018 (copy herewith).

PL62.00 PLANNING APPLICATIONS
To consider the attached list of Planning Applications received (copy herewith).

PL63.00 APPLICATIONS DETERMINED DUE TO TIME CONSTRAINTS
To note applications determined under delegated authority by the Town Clerk in association with the Chairman and Vice Chairman (copy herewith).

PL64.00 APPLICATION 17/02005/LBC – ROYAL OAK 13 CROWN STREET ST IVES
To receive information on appeal in respect of the above application and to consider response (copy herewith).

PL65.00 JOINT MINERALS AND WASTE LOCAL PLAN
To consider response to consultation on the above (copy herewith).

PL66.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION
To receive updated information from the local planning authority(if any).
Minutes of the Meeting of the Planning Committee of Saint Ives Town Council held at the Town Hall St Ives on Wednesday 15 August 2018

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

In attendance:
Town Clerk: A Benfield

PL49.00 APOLOGIES FOR ABSENCE
All Members were in attendance.

PL50.00 DECLARATIONS OF INTEREST
Application 18/01427 - Councillors D Rowe, J Davies, Nick Dibben - Other Interest as acquaintances of the agent.
Application 18/01427 - Councillor T Drye - pecuniary interest – as agent is an employee
Application 18/01545 - Councillor J Davies - Other Interest as an acquaintance of applicant
Application 18/01495 - Councillor P Hussain - Other Interest as an acquaintance of the applicant.

PL51.00 PUBLIC PARTICIPATION
The Civic Society of St Ives made the following comments:

18/01427 – 14 Albermarle Road - The effect of the proposed works is to remove the existing internal route for moving waste bins from the rear garden to the roadside. The Society will be pleased if a condition is imposed to ensure waste bins are not stored in the front garden.

17/01706 - Aldi Store - Within the more recent documents mention is made (most clearly in the Exigo letter dated 5/3/18 page 5) of a new TOUCAN crossing. This has been requested by CCC. A Toucan crossing is for both cyclists and pedestrians. However, there is little indication of any planned linking of the St Audrey Lane to Needingworth cycle route, other than CCC’s call for the crossing.

The effects of the traffic light crossing of Harrison Way (A1096) by the guided bus way are well known. A new crossing in the area indicated, between the Somersham Road roundabout and the Compass Point roundabout, will have even greater impact, because of the short traffic queuing distances back to the adjacent roundabouts.

The Society consider an alternative location for a cycle crossing should be considered, and suggest keeping cycle traffic on the south side of the A1123 to the east of Morrisons entrance and then providing a crossing to the north side. This would be a benefit for cyclists using both the A1123 east west cycle route and the A1096 north south route. If this crossing is to be a Toucan crossing this location is likely to have a much reduced delay effect, compared with the CCC proposal.

18/01495 - 38 The Pound - The works planned are a further two storey extension to the original dwelling. The effect as drawn will result in an off centre central gable ended section to the front and rear with two attached wings. The new wing will also suffer from the rear section
having a flat roof, visible from the road. In short the Society believe this proposal to be overdevelopment.

17/02529 - 22 East Street - It is not easy to spot all the changes in the new batch of drawings. However, our concerns about the location of the bin store to Block B/C remain, i.e. that a large bin has to be moved from the west side of the building to the east side for the collection vehicle. As we have commented before this small site would suit an underground refuse storage system very well.

Our previous comment regarding the lack of access to both sides of the vehicle in the Disabled Parking Bay has been acknowledged in the Car Tracking Swept Path drawing on Dwg 17-08-104 A, the Proposed Block Plan and Street Scene, but not in any of the other three SP drawings. Also the Delivery Vehicle SP drawings shows the vehicle facing into the main Bin Store, not backed in, which will be a requirement for the refuse vehicle.

18/01214 - 40 The Broadway - The Broadway has many listed buildings. Whilst Nr 40 is not listed, and it is undistinguished, it does have the style of its time. To replace the existing slim metal frames with uPVC, which have inherently broad frames, will destroy the style the building had. It will be a detriment to the conservation area in the centre of the Town.

18/01545 - 8 Wheatfields - The existing route for moving waste bins from the rear garden to the roadside is removed in the redesign. The Society will be pleased if a condition is imposed to ensure waste bins are not stored in the front garden.

18/01336 - 43 High Leys - The proposed bedroom appears to be fitted with a sink within the bedroom, in addition to being adjacent to the ensuite. The Society will be pleased if a condition limits the use of the room to use by the family.

Application 17/01706 - A resident of Needingworth Road requested that the Committee recommend refusal to the application from Aldi Stores on the basis that the area was already overloaded with traffic and that he did not consider there was a need for a further food store in the town.

PL52.00 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 25 July 2018 and the Minutes of the Extraordinary Meeting held on 1 August 2018 are confirmed as a correct record. These will be signed at the Meeting on 12 September.

PL53.00 PLANNING APPLICATIONS

The following applications were considered by the Planning Committee:

PL53.01 18/01427
Single storey rear and side extension
14 Albermarle Road
St Ives

RECOMMENDATION: Approval
Similar to existing footprint
Design in keeping

[Cllr Drye left the meeting]
Request that condition is placed that wheelie bins should be kept in the rear garden

[Clr Drye rejoined the meeting]

**PL53.02  18/01446**  
Installation of replacement illuminated and non illuminated signs to the exterior of the building  
13 Crown Street  
St Ives

**RECOMMENDATION:**  
Approval  
Like for like replacement  
Welcome redecoration of building  
Materials to be agreed with conservation officer

**PL53.03  17/01706**  
Erection of food store (use class A1) with associated parking, landscaping, access and associated works  
Land at junction of Stocks Bridge Way and Needingworth Road

**RECOMMENDATION:**  
Refusal  
Noted recent correspondence from the Highway Authority and feel the only way is for a totally independent traffic survey and make recommendations for traffic calming funded by the developer  
Developer should develop was to promote other forms of travel to the site.  
Support the concerns of Anglia Water and the Environment Agency which need to be resolved before application is approved  
Noted that Morrisons contributed to local bus services and a new cycle route and therefore any other food retailers should be expected to contribute a similar sum.

**PL53.04  18/01495**  
Proposed two storey extension to side of property  
38 The Pound  
St Ives

**RECOMMENDATION:**  
Observation  
Request decision is deferred until dimensioned plans are provided to compare footprint to include dimensions to the side boundary.  
Potential for terracing in the future

**PL53.05  17/02529**  
Proposed Demolition of the Existing Buildings and the Erection of 14 no apartments together with associated works  
22 East Street  
St Ives  
PE27 5PB
RECOMMENDATION: Approval in principle but would make the following comments in addition to those made previously: 
Note recent correspondence from other agents that there should be 4 bins stores 
CCC request 5mtr access road 
CCC comments on flood risk and archaeological survey 
There is a need for a contamination survey to be carried out

PL53.06 18/01534
Construction of a front entrance hallway and cloakroom
32 The Mallards
St Ives

RECOMMENDATION: Approval
Small scale development appropriate for the area

PL53.07 18/01214
Proposed changes to fenestration
40 The Broadway
St Ives
PE27 5BN

RECOMMENDATION: Approval
Appropriate materials for the site

PL53.08 18/01545
Single storey front extension and 2 storey side extension replacing existing garage
8 Wheatfields
St Ives
PE27 3YD

RECOMMENDATION: Approval
In keeping with other developments in the area

PL53.09 18/01617
Hornbeam- Reduce by 25% to protect adjacent Silver Birch and reduce the border overhang. Also to increase light and safety to greenhouse beneath Yew- Self-seeded that is growing into the Acacia damaging the trunk. Reduce down to avoid the problem. Probably by 50%. Cherry tree- Prune by about 25%
7 Park Avenue
St Ives

OBSERVATION: It was noted that the decision has already been made.

PL53.10 18/01336
Extension to create annex for accommodation at
43 High Leys
St Ives
PE27 6RX
RECOMMENDATION: Refusal
- External staircase is out of keeping with the street scene
- Balcony allows too much overlooking of neighbouring properties
- If approved must not be used as a separate dwelling

PL53.11 18/01483
Replacement of existing inverter unit at operational solar farm site at
Solar Farm
Wiggin Hill
Old Ramsey Road
St Ives

RECOMMENDATION: Approval
Replacement of existing so no impact on area

PL54.00 ST IVES SPATIAL PLANNING AREA
The Chairman provided a verbal report developer proposals on the Spatial Planning Area prior to his attendance at the HDC Local Plan Public Examination event.

The Town Council has not formally adopted a view on those developments that are not already in the Local Plan and therefore needed to agree an approach to take to the Public Examination.

Areas of concern such as the lack of space at St Ivo School and the linking of St Ives to neighbouring villages were highlighted. There was a need to have the infrastructure in place before further developments.

RESOLVED: that the Town Council should resist further major development until suitable infrastructure was put in place.

PL55.00 HUNTINGDON NEIGHBOURHOOD PLAN
Information was received on the proposed Huntingdon Town Neighbourhood Plan.

RESOLVED: that no comment be made on the draft plan submitted at this stage.

PL56.00 STREET NAMING

RESOLVED: that the naming and numbering plan for Cromwell Court, New Road, St Ives be received and noted.

PL57.00 DEVELOPMENT MANAGEMENT COMMITTEE
Members noted that the outline application 16/01485 Football Club housing proposal was to be considered at the Meeting on 20 August, together with consideration of the and a new house on Alabama Way. The Chairman would attend to put the Committee's views across as agreed at the relevant meetings.

RESOLVED: that the information be received and noted.

Chairman: Date: 12 September 2018
<table>
<thead>
<tr>
<th>App No &amp; Date Reg</th>
<th>Name and Address of Applicant/Agent</th>
<th>Proposal and Location</th>
<th>Available to view:</th>
</tr>
</thead>
<tbody>
<tr>
<td>18/01484/FUL 10/08/2018</td>
<td>Barclays Bank plc Realys 7th Floor Aldgate House 33 Aldgate High Street London EC3N 1AG</td>
<td>Installation of new acoustic enclosure for 2no existing condenser units on the rear ground floor 11-12 The Pavement St Ives PE27 5AQ</td>
<td><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PBQZYJKN3300">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PBQZYJKN3300</a></td>
</tr>
<tr>
<td>18/01605/FUL 10/08/2018</td>
<td>Mr Schwier Partners in Planning and Architecture Suite 2 Clare Hall Parsons Green St Ives PE27 4WY</td>
<td>Erection of replacement dwelling Burleigh Hill Bungalow Somersham Road St Ives</td>
<td><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PCIJI0IKFOM0">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PCIJI0IKFOM0</a></td>
</tr>
<tr>
<td>18/01663/OUT 14/08/2018</td>
<td>St Ives Town Football Club Partners in Planning and Architecture Suite 2 Clare Hall Parsons Green St Ives PE27 4WY</td>
<td>Erection of clubhouse and access Land south of Hillside View Somersham Road St Ives</td>
<td><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PCTZ8CIFTK00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PCTZ8CIFTK00</a></td>
</tr>
<tr>
<td>18/01662/OUT 14/08/2018</td>
<td>St Ives Town Football Club Partners in Planning and Architecture Suite 2 Clare Hall Parsons Green St Ives PE27 4WY</td>
<td>Proposed football pitches, erection of floodlights and re-profiling of land Land south of Hillside View Somersham Road St Ives</td>
<td><a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PCTZ83IKFTI0">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PCTZ83IKFTI0</a></td>
</tr>
<tr>
<td>H/5016/18/CC 14/08/2018</td>
<td>Cambridgeshire County Council Shire Hall Cambridge CB3 0AP</td>
<td>Section 73 application to develop land without complying with condition 1 of permission H/5003/15/CC to allow retention of the mobile classroom until 31 August 2023 Westfield School Ramsey Road St Ives PE27 5RG</td>
<td><a href="http://planning.cambridgeshire.gov.uk/swift/apas/run/WPHAPPDETAIL.DisplayUrl?theApnID=H/5016/18/CC&amp;backURL=%3Ca%20href=%22DPwhappcriteria&amp;display%3FpaSearchKey%3D91055%3ESearchCriteria%3C%2Fa%3E%20%3C%2Fa%20href=%27wphappsearchresultsURL%22%3E">http://planning.cambridgeshire.gov.uk/swift/apas/run/WPHAPPDETAIL.DisplayUrl?theApnID=H/5016/18/CC&amp;backURL=%3Ca%20href=%22DPwhappcriteria&amp;display%3FpaSearchKey%3D91055%3ESearchCriteria%3C%2Fa%3E%20%3C%2Fa%20href=%27wphappsearchresultsURL%22%3E</a></td>
</tr>
<tr>
<td>Ref</td>
<td>Date</td>
<td>Applicant(s)</td>
<td>Proposed/Amended</td>
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<tr>
<td>18/01495/FUL</td>
<td>22/08/2018</td>
<td>Mr and Mrs Kassim Mohammed, Mr Richard Biddle</td>
<td>Proposed two storey extension to side of property 38 The Pound St Ives PE27 3XQ</td>
</tr>
<tr>
<td>18/01774/NMA</td>
<td>20/08/2018</td>
<td>Mr and Mrs Pooley, Mr J Trahearn</td>
<td>Amendment to 18/01007/FUL - to widen the first floor window to 3 panes instead of 2 and to extend the bay window down to ground level 18 Arran Way St Ives PE27 3DT</td>
</tr>
<tr>
<td>18/01771/FUL</td>
<td>31/08/2018</td>
<td>Mr A Phillips, Campbell McCrae Ltd</td>
<td>New two storey detached dwelling Between 8 and 10 Lancaster Drive St Ives</td>
</tr>
<tr>
<td>18/01842/TRCA</td>
<td>31/08/2018</td>
<td>St Ives Town Council, Mr J Talbot, Cambridge Trees Ltd</td>
<td>Works to trees in Conservation Area St Ives Parish Church</td>
</tr>
</tbody>
</table>
PLANNING COMMITTEE MEETING

DATE: 12 September 2018

SUBJECT: APPLICATIONS DETERMINED VIA DELEGATED AUTHORITY

Due to time constraints it was necessary for the following two applications to be commented upon via delegated authority by the Town Clerk in conjunction with the Chairman and Vice Chairman. The recommendations were as follows:

Application 18/00588/FUL – Properties at 1, 3 and 5 Bull Lane
The Committee’s original recommendation of approval still stands but with the condition that the window design should be amended to reflect the findings of the noise report. The findings of the daylight report are noted and the minimal impact on adjacent properties is considered acceptable.

Application 18/00279/LBC - Cromwell Surgery, Cromwell Place
Recommend approval subject to sympathetic colouring of stonework to compliment the existing building and the general area. Assurance required that construction traffic will not impact adversely on Cromwell Place.
AGENDA ITEM PL64.00

Pathfinder House, St Mary's Street
Huntingdon, PE29 3TN
mail@huntsdc.gov.uk
DX140316 Huntingdon SC

Huntingdon
DISTRICT COUNCIL

Tel: 01480 388388
Fax: 01480 388099
www.huntingdonshire.gov.uk

28 AUG 2018

Alison Benfield
Town Hall
Market Hill
St Ives
PE27 5AL

Planning Application Ref: 17/02005/LBC
Planning Inspectorate Ref: APP/H0520/Y/18/3201644

23rd August 2018

Dear Clerk

TOWN AND COUNTRY PLANNING ACT 1990 SECTIONS 78

Proposed Development
Royal Oak 13 Crown Street St Ives
Installation of two shutters and upgrading of glazing to 2 no.
window

Appellant’s name(s):
Greene King Pub Partners

I am writing with respect to an appeal which has been made to the Secretary of State in respect of
the above site.
The appeal is against the decision of the Local Planning Authority to refuse planning permission for
the development described above.

The appeal is to be decided on the basis of an exchange of written statements by the parties and a
site visit by an Inspector. The appeal will be dealt with by the Inspector under the Town and Country
comments already made in regard to the original application for planning permission will be
forwarded to the Planning Inspectorate and copied to the appellant and will be taken into account by
the Inspector in deciding the appeal. Should you wish to make any comments or withdraw or modify
your earlier comments in any way, you should email West1@pins.gsi.gov.uk, or write direct to
Jasmine Rogers, 3D Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1
6PN, within 5 weeks of the appeal start date, which was the 22nd August 2018, quoting the Planning
Inspectorate appeal reference number APP/H0520/Y/18/3201644. The Planning Inspectorate
requires you to send three copies of any written representations you make.

The Planning Inspectorate has introduced an online appeals service which you can use to comment
on this appeal. You can find the service through www.planningportal.gov.uk/pcs
Information about data protection and privacy matters is also available on the Planning Portal.

If you wish to view the ‘Guide to taking part in planning appeals’ see the Planning Inspectorate web
site www.planning-inspectorate.gov.uk. If you require any further information regarding this appeal
then you can contact the DM Admin team on Tel (01480)388418 or the case officer dealing with it
Peter Baish on Tel.(01480)388680.
The appeal documents are available to view on Public Access via the Council’s website www.huntingdonshire.gov.uk/planning and on Public Access at our Customer Services Centre (CSC) at Pathfinder House, St Mary’s Street, Huntingdon – opening hours 9am to 5pm Monday to Thursday, 9am to 4.30pm Friday.

When made, the decision will be published on the Planning Portal.

Yours faithfully

Andy Moffat
Head of Development
Huntingdonshire District Council
Dear Parish Clerk,

As you may be aware, Cambridgeshire County Council and Peterborough City Council are in the process of writing a new Joint Minerals and Waste Local Plan. This Plan will seek to ensure an adequate supply of minerals and waste management facilities over the period to 2036, including the relevant policies needed by Officers and/or Councillors for determining planning applications for such development.

Over May and June this year, the councils consulted on a very early Preliminary Draft of the new Plan, seeking views on the proposed wording of these policies, and also asking landowners, agents and operators to submit their suggested sites for future mineral and waste management development. We received a number of such suggested sites.

As a Parish Council, your views on these suggested sites are very important to us. We appreciate that you will have particular knowledge of your local area, of the surrounding areas, and of how these sites and their potential after-use, may affect you, should they be allocated in the new Plan. An interactive map of the suggested sites can be viewed via this link. Please zoom to your area and click on a site for more information. To view the full details of a site as it was submitted to us, visit the online consultation portal by clicking here for minerals sites or here for waste sites, and select 'View Comments' in the top right corner. If you cannot access any link, please contact us and we will assist in providing the information by other means.

We would be grateful if you could send us any comments you have regarding the sites submitted in your area, or indeed any other area, by no later than Wednesday 31 October 2018. Please respond either by email (planningpolicy@peterborough.gov.uk) or in writing to the address below.

We would like to stress that no assessment has been made by the councils of these suggested sites and the councils have not made any predetermination as to their suitability or otherwise. The sites have been suggested to us, not by us. Your comments will feed into the process of considering each suggested site.

When we have considered your comments, along with those received at the Preliminary Draft stage, we will publish a Further Draft Local Plan for consultation in Spring next year. This Further Draft will include our preferred options for the Plan, and we will seek your comments again at that time.
Thank you in advance for your time. Should you require anything further, please do not hesitate to contact me.

**Chris Stanek** BSc MSc PIEMA  
**Strategic Planning Officer**  
% Joint Minerals & Waste Planning Team  
Peterborough City Council  
Sand Martin House  
Bittern Way  
Fletton Quays  
Peterborough, PE2 8TY  

Telephone: (01733) 863883  
Email: chris.stanek@peterborough.gov.uk  
To find out more about the emerging Plan go to: peterborough.gov.uk/mwlp