



St Ives Town Council

Twinned with Stadtallendorf

Town Clerk: Alison Benfield BA (Hons) FSLCC

Town Hall, Market Hill, The Old Riverport, St Ives, Cambridgeshire, PE27 5AL
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Issued: 4 October 2018

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, 10 October 2018 in the **Town Hall, St Ives at 7:00pm**.

Alison Benfield BA(Hons) FSLCC
Town Clerk

AGENDA

- PL74.00 APOLOGIES FOR ABSENCE**
To receive and note apologies for absence.
- PL75.00 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.
- PL76.00 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.
- PL77.00 MINUTES**
To confirm as a correct record the Minutes of the Meeting of the Planning Committee held on 26 September 2018 (copy herewith).
- PL78.00 PLANNING APPLICATIONS**
To consider the attached list of Planning Applications received (copy herewith).
- PL79.00 NEIGHBOURHOOD PLAN**
To consider the way forward with the Neighbourhood Plan (copy herewith)
- PL80.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION**
To receive updated information from the local planning authority(if any).



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**Minutes of the Meeting of the Planning Committee of Saint Ives Town Council
held at the Town Hall St Ives on Wednesday 26 September 2018**

Present:

Chairman: Councillor N Dibben

Vice-Chairman: Councillor D Rowe

Councillors: R Bellamy, J Davies, P Hussain, J Tiddy

In attendance:

Amenities Manager: C Allison

PL67.00 APOLOGIES FOR ABSENCE

Apologies were received from Councillor T Drye (Personal).

PL68.00 DECLARATIONS OF INTEREST

Application 18/01873 - Councillor J W Davies - Non pecuniary interest as an acquaintance of the architect.

PL69.00 PUBLIC PARTICIPATION

The Civic Society of St Ives made the following comments:

18/01882 - Bellway Homes - Land east of Houghton Hill Farm

This site is not considered a suitable site for development in the Draft Local Plan as submitted. The application proposes 325 dwellings, which if built, would represent an additional 70% to the submitted proposal for dwellings in the area. If the area had the infrastructure these dwellings would be very welcome. But the area can not cope with more traffic.

Whilst the developer proposes a new roundabout, he does nothing to improve the road system elsewhere. No account has been taken of the St Ives West sites and their additional traffic. Rather than improve to dual two lane carriageways between the proposed roundabout and the Garner Drive traffic lights the developer proposes a new Toucan crossing. This will further slow the traffic. It will exacerbate the known problems, which it is estimated require £3,23,500 improvement work to our local roads. Money that the County Highways Authority does not have. In the opinion of the Society the scheme should not be approved.

If the development is to proceed

- A) Houghton Road must be made a two lane dual carriageway, possibly by taking land from both sides of the road.
- B) the one way entry/exit on Houghton Road must be refused, especially if the road is not a dual carriageway. The Toucan Crossing is too close to the existing traffic lights. The cycle way needs to be extended up to the traffic lights.
- C) The Cycle Way passing the outdoor centre needs to be complete by the time the first dwellings are occupied.

17/01706 - Aldi Stores

We understand the recent change in the application is the proposal to require a Toucan Crossing on Needingworth Road.

Chairman's
Initials

The drawing showing the proposed crossing takes no account of the soon to be opened entry point to the Fast Food development. The need for safety is important but if safety cannot be included without further slowing down the movement of traffic through the bottleneck between Harrison Way and Somersham Road the development should be refused.

18/01881 - 16 Ouse Road

The effect of this proposal, to develop the garage as part of the living area, will be to close the access to/from the rear garden for the movement of refuse bins. Inevitably, bins will be stored at the front of the house, unsightly and very undesirable. The storage of bins in accordance with the Huntingdonshire Design Guide should be required by condition.

18/01895 - 122 Hill Rise

The proposed 2 bedroom 3 person dwelling fails to meet the national space sizes, it is therefore a substandard proposal. Also it makes no provision for vehicle or cycle parking. Parking on the adjacent road is undesirable, it is a main distributor road and bus route. It is unlikely that a non-vehicle user would seek to occupy this property and consequently it is likely a further vehicle will be parked on Hill Rise.

For these reasons the Society consider the proposal is overdevelopment of the site and should not be approved.

Furthermore the application documents show a bin store for the proposed new house. However no provision is made for the existing house. This will become a mid terrace house. It is likely all three bins for the existing dwelling will be stored at the front. Unsightly and very undesirable. If the application is approved the storage of bins in accordance with the Huntingdonshire Design Guide should be required by condition.

18/1897 - 14 Arran Way

Documents submitted to the previous application for this site report the house is in multi-occupancy. This application looks as if it is seeking to achieve further letting rooms of a grossly insufficient size, even for one person flats. We hold this view because the new family room is shown without an internal doorway to the remainder of the house

The ground floor room is approximately 26m² and the first floor room is approximately 17m². The national space standard for a one person dwelling (it has to be one person as only a shower is provided in each space) is 37m².

The Society consider the application should be refused, it is undesirable in an area of larger four bedroom houses, and it fails to meet modern size standards.

Application 18/01895 - Two neighbouring residents objected to the loss of privacy from this proposed development due to overlooking and also expressed concerns about loss of parking and that the fence would restrict the view for vehicles exiting the neighbouring premises.

Application 18/01882 - Representatives from Bellway Homes (Messrs Thomas, Armfield, Smart and Bennett) gave a brief presentation on the proposed development.

They stated that the development was in a sustainable location with good public transport facilities. A new bus stop would be placed near the site. The development would greatly contribute to the need for affordable housing in the town, 130 were proposed. There would be strategic landscaping with a green edge to the west of 92m with tree planting. There would be a

green corridor walking/cycling route incorporated. The homes would be of high quality and this would be a flagship site for Bellway.

They were undertaking planning scoping in conjunction with a transport assessment with the County Council. It was envisaged that the site would result in approx 180 trips at peak periods and the impact on the junctions at Garner Drive, Ramsey Road and Hill Rise would be assessed. The Chairman thanked all those who had addressed the Meeting for their comments.

PL70.00 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 12 September 2018 are confirmed as a correct record and signed by the Chairman.

PL71.00 PLANNING APPLICATIONS

The following applications were considered by the Planning Committee:

PL71.01 18/01158/FUL

Extension to open storage area with surfacing, drainage/flood mitigation works and landscape planting
Needingworth Industrial Estate

RECOMMENDATION: Approval
Works tidy up the existing site.

PL71.02 18/01882

Outline planning (with all matters reserved except for means of site access) for the erection of up to 325 dwellings, provision of new roundabout access, internal roads and footpaths, public open space and landscaping, surface water attenuation and associated infrastructure
Land east of Houghton Hill Farm Houghton Road St Ives

RECOMMENDATION: Refusal
This application is considered premature until more is known about the Local Plan and the Inspector's Report on the number of houses required in the area.

The Committee has concerns about infrastructure, transport strategy, education etc.

Re HDC Local Plan Policy P14 – Placemaking

If the site is to be considered as part of St Ives West there should be a combined master plan as some facilities would be shared

Concerns over site contributing to merger between St Ives and adjacent settlements

HDC Local Plan Policy LP15 – Amenities

Need s106 agreement in place for play equipment and allotment allocation

HDC Local Plan Policy LP131 – Health Assessment, not provided.

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HDC Local Plan Policy LP36 – Heritage

Noted that the site is adjacent to Houghton Conservation area and gatehouse and there are listed buildings, although this is not a major concern.

Schools

Capacity of existing schools to be confirmed.
S106 funding to be agreed for schools.
Concern that lack of places could force pupils from villages to attend other schools increasing traffic.

Roads

Traffic infrastructure needs to be addressed.
S106 funding for road improvements to be agreed
Roundabout to be installed before first house occupied.
Timing of junction improvements to be agreed.
Noted that no new bus stop on south side towards Huntingdon.
The impact of installing the new roundabout and the loss of right of way for the traffic going up Houghton Hill should be assessed especially in the event of queueing on the slope.

- PL71.03 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 Needingworth
- RECOMMENDATION: Approval**
Previous comments still apply. Would support the County Council's observations about traffic.
- PL71.04 18/01881**
Rear single storey extension
16 Ouse Road St Ives
- RECOMMENDATION: Approval**
Subject to check on whether natural light from adjacent property is obstructed.
Storage of bins to be in accordance with Huntingdonshire Design Guide.
- PL71.05 18/01873**
Proposed rear extensions and front entrance porch
10 St Audrey Lane St Ives
- RECOMMENDATION: Approval**
Appropriate scale of development
No significant impact on street scene

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PL71.06 **18/01895**
Extension to dwelling to form additional dwelling
122 Hill Rise St Ives

RECOMMENDATION: **Refusal**
Overdevelopment of the site
Design not in keeping with street scene
Overlooking of adjacent property
Fence will restrict view of cars leaving adjacent parking spaces
Concern tht this development removes the off-road parking for the existing dwelling
Loss of bin storage for existing property

PL71.07 Move garden shed to new location in garden
37A The Broadway St Ives

RECOMMENDATION: **Approval**
No comment to make.

PL72.08 **18/01897**
Part 2 storey, part single storey side extension after demolition of existing conservatory
14 Arran Way St Ives

RECOMMENDATION: **Refusal**
Overdevelopment of the site
Significantly adverse effect on street scene

PL73.00 **DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION**
Councillor Rowe advised Members that he had attended the Committee Meeting. Both St Ives applications, land to the rear of Alabama Way and new flats at Bull Lane were approved by the Committee.

Chairman:

Date: 10 October 2018

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**ST IVES TOWN COUNCIL PLANNING COMMITTEE: 10 October 2018
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT**

App No & Date Reg	Name and Address of Applicant/Agent	Proposal and Location	Available to view:-
18/01046/FUL 27/09/2018	Miss Anita Jennings Flat 1 The Manor House Bridge Street St Ives PE27 5UW	Change of Use from C3 (dwellinghouses) to A3 (restaurants and cafes) with internal alterations River Tea Rooms Flat 1 The Manor House Bridge Street St Ives PE27 5UW	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=P8RL65IKLW000
18/01702/LBC 27/09/2018	Miss Anita Jennings Flat 1 The Manor House Bridge Street St Ives PE27 5UW	Change of Use from C3 (dwellinghouses) to A3 (restaurants and cafes) with internal alterations River Tea Rooms Flat 1 The Manor House Bridge Street St Ives PE27 5UW	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PD52MRIKFXZ00
18/01554/FUL 01/10/2018	Mr Alexander Frolkin Mr Richard Biddle 60 Maytrees St Ives PE27 5WZ	To convert the single garage into a habitable room connected to the main dwelling with a new habitable hallway 32 Waveney Road St Ives PE27 3FW	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PCB4TOIKFKJ00

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PLANNING COMMITTEE

DATE: 10 October 2018

SUBJECT: NEIGHBOURHOOD PLAN

Neighbourhood Plan area

The first stage in developing a Neighbourhood Plan (NP) is to agree the area that the plan will cover. Whilst this is normally the area of the parish/town council, other options are possible. During the summer, the Committee Chairman and Town Clerk met with officers at HDC to discuss the production of the NP and the support that HDC can provide.

The subject of the NP area was discussed especially with respect to the situation where the existing built up area of St Ives, referred to as the St Ives Spatial Area in the new HDC Local Plan extends beyond the Town Council boundary into adjacent parishes. It was felt that to be effective the NP should match the Spatial Area to ensure a consistent approach to future development. The concern is that the NP could set conditions for new development within our own parish, but allow developers to build freely just outside the boundary.

The Town Clerk has written to adjacent parish councils asking for their views on the matter. The responses received to date are summarised below:

- Hemingford Grey – looking to do own plan but willing to work on joint matters
- Fenstanton – content to allow St Ives to include parts of the parish as indicated in the St Ives Spatial Area
- Holywell-cum- Needingworth – not interested in working on a plan jointly or alone
- Wyton on the Hill – acknowledged formal request but no further contact

Based on the responses received, the Committee is asked to consider if a St Ives NP would be effective and what the area of the NP would be.

Chairman/Town Clerk

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