



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
Telephone: 01480 388929 Email: clerk@stivestowncouncil.gov.uk

Issued: 21 March 2019

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

You are hereby summoned to attend a Meeting of the **Planning Committee of St Ives Town Council** to be held on **Wednesday 27 March 2019** in the **Town Hall St Ives at 7:00pm**

Alison Benfield BA(Hons) FSLCC
Town Clerk

AGENDA

PL146.00 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

PL147.00 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.

PL148.00 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.

PL149.00 MINUTES

To confirm as a correct record the Minutes of the Meeting of the Planning Committee held on 13 March 2019 (copy herewith).

PL150.00 PLANNING APPLICATIONS

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

PL151.00 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 St Ives Town Council
held at the Town Hall St Ives on Wednesday 13 March 2019**

Present:

Chairman: Councillor N Dibben

Vice-Chairman: Councillor D Rowe

Councillors: J Davies, R Bellamy, T Drye, P Hussain

In attendance:

Committee Clerk: S Rawlinson

PL139.00 APOLOGIES FOR ABSENCE

Apologies were received from Councillor J Tiddy (Personal).

PL140.00 DECLARATIONS OF INTEREST

Applications 18/00652, 18/00653, 18/01984 and 18/02564 - Councillor P Hussain - non pecuniary interest as an acquaintance of the applicants.

Application S/0065/19/CM - Councillor N Dibben - other interest as a member of the RSPB.

PL141.00 PUBLIC PARTICIPATION

The Civic Society of St Ives made the following comments:

18/01984/FUL - The side elevation of the revised scheme is similar to the earlier scheme. It remains a very large expanse of wall to Warren Road. We acknowledge the wall has been moved away from Warren Road. However, even after the changes now submitted the proposed extension to the dwelling would dominate the area and be totally out of keeping with neighbouring properties.

The scale and massing of the proposal remains overbearing to all the neighbouring properties and consequently the aims of the 2017 Huntingdonshire Design Guide will not be met. The Society's view is the application should be refused.

18/02564/FUL - 12 Kings Hedges

There are discrepancies in the relationship of the proposed extension to the existing conservatory between the location plan and floor plan. The application form states there is no change in Parking, and no loss of hedges. However, the loss of the existing garage will reduce parking by 1 car space and the proposed works will damage hedge roots. The proposed WC is unlikely to be large enough for a shower. No proposed use of the space is given other than to create a "Bedsit Annex".

In the Society's view this is an unsatisfactory application and should be refused, however, it if were to be approved a condition should limit occupation to one family member only.

19/00278/FUL - The How, Houghton Road

In general the Society welcomes the design, scale and massing of this application. The documents are detailed and thorough; we trust the same care will be taken during construction and thereafter.

Chairman's
Initials

The Society's concerns with this application were:

1. The How sits in its own site surrounded by mature trees, the house is thus hidden from the south east, i.e. from Hemingford Meadow. The long distance views of the application site from the meadow, and even further away are very important. It is imperative that the trees remain, and that no lighting is installed that would show through the trees. Furthermore, it is important that the 'views' indicated in the application are not opened up for the benefit of future residents. This would be very disadvantageous to the population in general.
2. The Transport Statement comments the site is within 300m of the nearest bus stops at Garner Road, i.e. less than the CIHT recommended maximum distance of 400m. However, the drive to the main area of proposed dwellings is 500m long. It would be preferable to ensure there is a link from the proposed site to the Thicket Path, thus allowing a mainly off road cycling and walking route to St Ives.
3. The Houghton Road cycle path will need to be replanned around the entrance to The How. Cyclists always want to take the easiest route. Rather than weave around the drive they would sooner use the main road. Much better would be to replan the cycle path to link onto the existing cycle way via Knights Way, crossing the drive south of How Lodge, and rejoining Houghton Road near the East and West Lodges of the Grange. This will require liaison with other developers, but would show similar foresight to that which created the existing cycle ways north of the A1123
4. An increase in road traffic in St Ives. The drip feed of smaller sites, not specifically included in the forthcoming Local Plan continues; each one adding a little more to the traffic making its way around the town.
5. Little thought seems to have been given to the delay that right turning traffic into the site will cause. The Vehicle Tracking Plan in the Transport Statement shows there will not be a turning lane.
6. The ecology report details the abundant wildlife present on the site, including newts and bats. The report makes proposals for safeguarding the wildlife. It will be important that any planning permission ensures these safeguards are put in place.

S/0065/19/CM - RSPB, Land off B1050, Shelford Road

The Society welcomes this additional car and coach park and visitor facilities for the developing wetland site. However, para 5.56 on page 27 of the Transport Statement dismisses the B1050 as 'not a busy major road' with the latest traffic data gathered in 2014. It is likely the road is now carrying considerably more traffic, mainly resulting from drivers avoiding St Ives and as the unofficial A14 diversion route.

Consequently the Society urge the County Council to require the provision of a right turn lane on Shelford Road. Traffic travelling towards Willingham, faced with a suddenly stopped right turning vehicle in front has only one escape route, the River Great Ouse.

The Chairman welcomed representatives from DLA Town Planning who were agents for **Application 19/00278 - The How.**

The agents stated that they had been working on the application for some considerable time and were mindful of wildlife, trees etc. The road would not be adopted so there would be no lamp

posts, instead there would be low level bollard lighting. They planned to rejuvenate the access down to The Thicket.

Following enquiries about the proposed gym, the agents stated that it was for use by residents of the development. They were attempting to create a lifestyle development to encourage a sense of community.

The bottom part of the site was to be handed over to HDC as part of a wildlife park. Regarding light egress, the developers had conducted a balloon survey which indicated ridge heights and they did not believe the proposed lighting system would create any problems. As part of the proposed eco village environment, sustainable energy systems would be promoted.

The Chairman thanked the agents for attending and the Civic Society for its comments.

PL142.00 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 27 February 2017 are confirmed as a correct record and signed by the Chairman.

PL143.00 PLANNING APPLICATIONS

The following applications were considered by the Planning Committee:

PL143.01 18/00652/FUL

Change of Use from staff accommodation to 2 self contained flats
21 Bridge Street

RECOMMENDATION: Approval
in principle, require clarification on provision of
bin/waste storage
Building Control may have comments about shared
means of escape with restaurant

PL143.02 18/00653/LBC

Change of Use from staff accommodation to 2 self contained flats
21 Bridge Street

RECOMMENDATION: Approval
in principle, require clarification on provision of
bin/waste storage
Building Control may have comments about
shared means of escape with restaurant

PL143.03 18/01984/FUL

Two storey side, front and rear extension, single storey porch and single storey rear extension replacing the conservatory. Single storey free standing shed/ store in the rear garden. Addition of solar panels and air conditioning units
25 Fairfields
St Ives

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RECOMMENDATION: Refusal

Although the reduced footprint of the extension is welcomed the development is still far too large for the site.

The imposing solid brick wall facing the adjacent road is unacceptably unfavourable to the street scene.

PL143.04 18/02564/FUL

Extend and convert garage into a habitable area (bed sit annex) and to erect a new timber boundary fence
12 Kings Hedges

RECOMMENDATION: Refusal

The proposed conversion is unsuitable for living accommodation.

Not compliant with policies LP12 and LP13.

Poor design does not respect street frontage.

PL143.05 19/00278/FUL

Refurbishment, extension and conversion of The How and The Lodge, demolition of existing outbuildings, erection of two new buildings, improvements to existing access, associated car parking and landscaping and provision of 22 dwellings, including 7 affordable units
The How Houghton Road

RECOMMENDATION: Approval

Subject to:

Ensuring that low level lighting is not visible across the Meadow

That the gym stays as such and is not converted to a dwelling in the future

Assurances that trees will be protected during works

The link to the Thicket Path to be restored

Provision of information on how wildlife will be protected during the works

That provision be made for links to adjacent sites

That the entrance arrangement be reviewed by Cambs County Council Highways

PL143.06 19/80056/COND

Conditional information for 1301895/OUT: C14 (Lighting) and C24 (Levels)
Land at former Golf Course Houghton Road

RECOMMENDATION: Observation

The Committee has no further comment to make on this application.

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PL143.07 Single storey rear extension
81 Waveney Road
St Ives

RECOMMENDATION: Observation

The Committee has no further comment to make on this application.

PL143.08 19/00389/TRCA
2 x Conifer - Fell
6 Great Farthing Close
St Ives

RECOMMENDATION: Refusal

These conifers enhance the street scene.
No supporting evidence has been provided to justify
their removal.

PL143.09 S/0065/19/CM
Visitor car park and access road improvements
Land at Needingworth Quarry off B1050 Shelford Road Willingham

RECOMMENDATION: Approval

A good amenity which Improves the capacity for
increased tourism and Improves the accessibility of the
site

PL144.00 LOCAL VALIDATION LIST CONSULTATION 2019

Members were in receipt of Local Validation Guidance and Checklist for planning applications
and waste development.

The Committee had no comments to make to the consultation.

RESOLVED: that the information be received and noted.

PL145.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION

The next Meeting of the Committee would be on 18 March and the proposed ALDI site would be
under discussion.

RESOLVED: that Councillor Dibben attend to speak on behalf of the Council.

Chairman:

Date: 27 March 2019

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**ST IVES TOWN COUNCIL PLANNING COMMITTEE: 27 March 2019
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT**

App No & Date Reg	Name and Address of Applicant/Agent	Proposal and Location	Available to view:-
17/02568/FUL	Midland Quarry Products Limited AECOM Infrastructure and Environment Ltd Royal Court Basil Close Chesterfield S41 7SL	Erection and operation of an asphalt plant, offices, stocking bays and ancillary infrastructure for a temporary period Land east of Park and Ride Meadow Lane St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=P0JLMNIKIOX00
19/00433/FUL	Mrs Katie Wishart Mr R Biddle 60 Maytrees St Ives PE27 5WZ	Proposed 2 storey side extension and single storey extension to the rear 22 West Leys St Ives PE27 6DS	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PNOS33IKK0B00
19/00442/FUL	Mr and Mrs Kevin Rook Mr R Biddle 60 Maytrees St Ives PE27 5WZ	Single storey extension to side and rear of property also replace flat roof to garage with a pitched roof 34 Fairfields St Ives PE27 5QH	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PNQH5ZIKK1300
19/00447/FUL	Crann Mor Development Ltd Brown & Co 17 Howard House Church Street St Neots	Conversion and extension of former substation to create a 2 bedroom dwelling Old Sub Station Priory Road St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PNUKCWIK0GZ00
19/00478/S73	Mr and Mrs J Schwier Partners in Planning and Architecture Ltd Suite 2 Clare Hall St Ives Business Park Parsons Green St Ives	Variation of Condition 3 for 18/02573/S73 in order to change the materials proposed Burleigh Hill Bungalow Somersham Road St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PNYFDNIKK4M00
19/00494/FUL	Mr and Mrs Dyke Ian Waters Design Ltd 43 Needingworth Road St Ives	Rear extension 53 Green Leys St Ives PE27 6SB	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PO1FOOIKK6500

19/00026/FUL	Mrs Susan Jarah Mr David Quinton 20 Wellington Street St Ives PE27 5AZ	Proposed Balcony 20 Wellington Street St Ives	https://publicaccess.huntingdons-hire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PL070KIK0FS00
19/00509/FUL	International Prayer Palace Church Barker Storey Matthews The Lawns 33 Thorpe Road Peterborough	Change of use from Ba/B8 (office/warehouse) to B1/B8 and/or D1 (Place of Worship) Sterling House 10B Harding Way St Ives	https://publicaccess.huntingdons-hire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=P077ZCIKK8C00
19/00537/TRCA	Mr Rob Morris Mr John Talbot Cambridge Trees Ltd 34A St Anns Lane Godmanchester PE29 2JE	T1 Willow: reduce laterally by 2.5 metres back to boundary T2 Apple: reduce crown by 3 metres G1 group of Cypress: fell to ground level G2 2 x Cypress: fell to ground level G3 2 x Cherry: reduce crowns by 1.5 metres to improve shape 2 The Drive St Ives	https://publicaccess.huntingdons-hire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=POB05QIKKAX00
19/80085/COND	Barratt Homes Barratt House Grange Park Northampton NN4 5EJ	Conditional Information for 17/02325/FUL: C4 (Fire Hydrant), C5 (Surface water drainage), C6 (Details roads lighting etc), C7 (Highways lighting (OPP c15)), C8 (footpath/cycleway link to Westwood Road) Land at former Golf Course Houghton Road St Ives	https://publicaccess.huntingdons-hire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PO7LX4IKK8Z00
19/00440/HHFUL	Mr & Mrs Wessersleben Mr Nick Ormesher Sisco Architecture Ltd 18 The Broadway St Ives PE27 5BN	Single storey rear infill extension. 2 Ribble Close St Ives	https://publicaccess.huntingdons-hire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PNP3B6IKK0V00
19/00501/FUL	Mr Mark Dunne 47 King street Somersham Huntingdon	Relocation of brick boat shed to car park and replace with steel frame agricultural structure	https://publicaccess.huntingdons-hire.gov.uk/online-applications/app

	PE28 3EJ	Hunts Sailing Club Harrison Way St Ives	licationDetails.do?activeTab=details&keyVal=P054XZIKK7D00
18/02746/HHFUL	Mr Yasir Shafiq Mr Richard Biddle 60 Maytrees St Ives PE27 5WZ	Two storey extension to the side and part two storey and part single storey to the rear of the property 14 Tennyson Avenue St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PK4UHBKIQ000
19/00340/LBC	Mr F Margot Mr N Ormesher Sisco Architecture Ltd 18 The Broadway St Ives PE27 5BN	Rectification works to windows, replacing modern UPVC with timber sash and casements. Retrospective approval of rear porch 9 The Broadway St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PN9VY5IKJT900

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Planning Application 19/00433/HHFUL: Objections from 20 West Leys

As the occupant of 20 West Leys, I strongly OBJECT to the proposed extension, particularly the two storey rear element. This does not conform to the spirit or the letter of the Huntingdonshire Design Guide (HDG) in many respects. Specifically, it is visually intrusive, poorly designed and inappropriate in scale. My reasons for this view are set out below:

Planning History A previous application to extend beyond the flank wall boundary of No. 22 was rejected and permission subsequently granted for a lesser extension which stayed within the boundary. The approved proposal (15/020361HHFL) seems to me an appropriate scale of development, matching the side extension of my half of the semi. This view was endorsed by the St Ives Town Council Planning Committee on 27 Jan 2016 who considered “the latest revisions to the plans now more appropriate to the scale of development”.

Visual intrusion The two storey rear extension is an element that was not included in the earlier application. It affects me directly as it will block the view from the first floor side window of my rear extension. This currently gives me a pleasant view from my desk across Slepe Green. The proposal would replace this with an ugly blank wall. As I am now largely housebound, the loss of this view will be very upsetting.

This extension will have an even more serious impact on my neighbour in No. 24, which I also find upsetting. As well as offering a bleak and dominant side wall, it will also affect daylighting and sunlighting to No.24. Although the applicant’s design statement aims to “keep any shading in both gardens to a minimum”, this is an admission that there will be adverse effects, much more than the approved permission. This is unacceptable: it appears to be in breach of the HDG’s “45 degree” rule.

Additionally, the proposed ground floor extension replaces an existing glass conservatory adjacent to my boundary. The boundary wall will reduce light to my own conservatory. If permission is granted, I would appreciate it including an informative to point out the requirements of the Party Wall Act.

Poor design The HDG has an overview which promotes “... well designed buildings ... that lift the spirits”. I consider the proposed extension to be quite the opposite of this – depressingly bad. It is a crude attempt to meet an over ambitious client brief for upper storey space which gives an external form which is totally lacking in any aesthetic sense. I trust that the proposal will be fully appraised against the more detailed requirements of the HDG.

Inappropriate scale The proposed design seems over development. This is a modest semi detached house. My own extension reflects this, as does the approved extension to No. 22. The current proposal should be scaled back to reflect this, particularly in view of the visual intrusion problems to my property and to No.24 of the proposed design.

General Comments I support my neighbours’ aspiration to increase their living space, but not if it results in an unacceptable external impact to my property and to No. 24. Although not a planning consideration, the construction of an extension will be noisy and disruptive. As I am largely house bound, this is likely to adversely affect my wellbeing. If I am to be subject to this, I think that the least I deserve is a built form that I can live with and one which ideally will “lift my spirits”.