



# 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: 06 June 2019

**Councillors N Dibben, D Rowe, R Bellamy, J Davies, T Drye, P Hussain, J Pallant, 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 June 2019 in the **Town Hall St Ives at 7:00pm**

**Alison Benfield BA(Hons) FSLCC**  
Town Clerk

### AGENDA

**PL16.00 APOLOGIES FOR ABSENCE**

To receive and note apologies for absence.

**PL17.00 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.

**PL18.00 PRESENTATION FROM DEVELOPERS**

To receive presentation from representatives of The Abbey Group Cambridgeshire Ltd on Application 19/01046/FUL – Erection of 2-storey building at Abbey Retail Park, Harrison Way.

**PL19.00 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.

**PL20.00 MINUTES**

To confirm as a correct record the Minutes of the Meeting of the Planning Committee held on 22 May 2019 (copy herewith).

**PL21.00 APPEALS**

To receive information on Appeals lodged and to consider any comments (copies herewith):

**PL21.01 18/01895/FUL – 122 Hill Rise – Extension to form additional dwelling**

**PL21.02 19/00014/FUL – 6 Myrtle Green – Erection of first floor extension to rear of property**

**PL22.00 PLANNING APPLICATIONS**

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

**PL23.00 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 St Ives Town Council  
held at the Town Hall St Ives on Wednesday 22 May 2019**

**Present:**

Chairman: Councillor N Dibben

Vice-Chairman: Councillor D Rowe

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

**In attendance:**

Amenities Manager: C Allison

**PL09.00 APOLOGIES FOR ABSENCE**

Apologies were received from Councillor T Drye but were not given at the meeting.

**PL10.00 DECLARATIONS OF INTEREST**

No declarations were made.

**PL11.00 PRESENTATION FROM DEVELOPERS**

Representatives of Barton Willmore, developers of the proposed Wyton on the Hill Garden Project gave a presentation.

The presentation gave the background to Engie, the developer who will be delivering the homes. The plan was for a low carbon, smart sustainable garden village aimed at the over 55's. There would be 670 homes including affordable homes to buy and rented properties. There would be a 64 bed nursing care unit on the site which would also include a neighbourhood centre, convenience store, pub, coffee shop and a small business park all in a landscaped setting.

Access would be from the A141 and junction migration improvement measures were being investigated. A Transport assessment was currently being undertaken with the County Council. A planning application would be submitted in the late summer.

The Chairman thanked Barton Willmore for their presentation which had been very informative. He informed them that the major issues the Council would be focussing upon in considering such a development would be surface water management, sewerage, traffic management, ecology and trees, parking and bin storage.

**PL12.00 PUBLIC PARTICIPATION**

The Civic Society of St Ives made the following observations:

**19/80161/COND - Cromwell Place Surgery**

C8 (TRAFFIC MANAGEMENT)

This site is very restricted and abuts roads and bus routes into and out of the town centre. Traffic Management will be central to the successful and timely completion of the planned works. The Society consider this Construction Management Plan does little to provide the confidence that the problems are understood.

There is no statement of the overall duration of the works, the numbers of operatives to be employed at any one time, nor of the materials to be delivered to site, e.g. weight of materials and any lifting requirements or mechanical handling; off site manufacture of panels or

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Initials

volumetric units, etc etc. All these matters, and others, are essential to developing and implementing a Traffic Management Plan.

Whilst it has been stated the existing surgery would continue to operate during the works it is a surprise this will now require the addition of temporary offices located in the car park. The proposals for the parking of operatives vans and other vehicles are inadequate, The one allocated space for unloading/loading can only be occupied during delivery/collection of materials/equipment. The Plan states "All vehicles involved in the project will be able to park on site, there will be a requirement for no on street parking" [page 10, para 6]. Unless the work is planned to take many years the first part of that statement is quite obviously not achievable given there are only three spaces allocated for staff and operatives. No alternative arrangements are proposed.

Another matter of concern is that alternative pedestrian routes have not been considered, e.g. the provision for disabled access to the temporary consulting rooms, dropped kerbs and pedestrian crossing points in Cromwell Place.

The Society consider the plan should only be accepted after these matters are fully explained and reasonable proposals made to ensure the needs of the contractor, surgery and town are all accommodated. We suggest that use of a section of Darwoods Pond Car Park for day long parking of operatives vans and surgery vehicles should be sought.

#### C9 (ECOLOGY)

Dr Tim Reed, an ecologist and committee member of the Civic Society has examined the documents submitted to show compliance with this condition. He has written:

"In Summary: AEL is building on a flawed basic report by GAL and repeats factual errors; presumably in the absence of any stated visit before writing the report. There is confusion over the possible roost locations (soffits only, rather than soffits and roof voids), and omission of additional noted roost locations and entry points. This risks affecting a bat roost and has legal issues attached. There is no basis for determining net biodiversity gain should the proposal move forward - either by providing a baseline or by monitoring incremental gain."

Again the Society considers the plan should only be accepted after these matters are fully addressed and reasonable proposals made to ensure the presence of bats is either confirmed or ruled out.

Additional correspondence in this matter from Cromwell Surgery and two residents was noted.

#### PL13.00 MINUTES

**RESOLVED:** that the Minutes of the Meeting of the Planning Committee held on 9 May 2019 are confirmed as a correct record signed by the Chairman.

#### PL14.00 PLANNING APPLICATIONS

The following applications were considered by the Planning Committee:

- PL14.01 19/00789/FUL**  
 Single storey front extension  
 8 Abbots Crescent  
 St Ives

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- RECOMMENDATION: Approval**  
Appropriate scale of development  
In keeping with the street scene
- PL14.02 19/00832/FUL**  
Remove existing small lean-to shed and construct an attached single storey extension at rear of property  
23 Greengarth  
St Ives
- RECOMMENDATION: Approval**  
Subject to a condition that the spacing from boundary is increased to at least 750 mm to allow for proper access and distance from neighbours
- PL14.03 19/00857/LBC**  
Repairs to front elevation installing restraint straps and restoration of stone window surrounds. External redecoration. Replacement of non-historic window and door to rear elevation.  
4 The Pavement  
St Ives
- RECOMMENDATION: Approval**  
Subject to before work commences to agree access arrangements for pedestrians and with the market
- PL14.04 19/00871/FUL**  
Proposed single storey rear extension replacing existing conservatory  
10 Tenterleas  
St Ives
- RECOMMENDATION: Approval**  
Subject to works at the adjacent property being undertaken at the same time (we understand that application has been submitted but not yet processed)
- PL14.05 19/00929/TREE**  
Poplar - Take up canopy and reduce height/width Willow - Raise canopy Poplar - Remove as ground is collapsing ground roots  
11 Enderbys Wharf  
London Road  
St Ives
- RECOMMENDATION: Approval**  
Subject to a replacement tree being provided
- PL14.06 19/00899/TRCA**  
Ash - Reduce by 30% (4m out of the top and pull the laterals in by 2.5m)  
34 Fairfields  
St Ives
- RECOMMENDATION: Approval**  
Extent of works to be agreed with the Arboricultural Officer.

Chairman's Initials
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**PL14.07 19/80163/COND**  
 Conditional Information for 18/00278/FUL: C3 (Materials), C4 (Architectural Details)  
 Cromwell Surgery  
 Cromwell Place  
 St Ives

**RECOMMENDATION: Observation**  
 As no physical samples of materials have been seen we are unable to comment

**PL14.08 19/80161/COND**  
 Conditional Information for 18/00278/FUL: C8 (Traffic Management Plan), C9 (Ecology)  
 Cromwell Surgery  
 Cromwell Place  
 St Ives

**RECOMMENDATION: Refusal**  
 The Traffic Report should be produced by the appointed contractor to include information on lorry size and movements and their site arrangements to show that lorries can be safely unloaded within the site.  
 A lorry holding point should be identified

**PL15.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION**

There were no matters relating to St Ives on the agenda for the next meeting.

The additional house proposed for the corner of Burstellars had been discussed at the last Development Management meeting. The Planning Committee had recommended refusal, as had the District Council. The matter went to appeal which was also refused and the HDC decision upheld.

Chairman:

Date: 12 June 2019

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23 MAY 2019



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**Alison Benfield**  
**Town Hall**  
**Market Hill**  
**St Ives**  
**PE27 5AL**

**Planning Application Ref:** 18/01895/FUL  
**Planning Inspectorate Ref:** APP/H0520/W/19/3228841

22nd May 2019

Dear Clerk

**TOWN AND COUNTRY PLANNING ACT 1990 SECTIONS 78**

**Proposed Development** 122 Hill Rise St Ives PE27 6SG  
 Extension to dwelling to form additional dwelling

**Appellant's name (s):** Mr J Wilks

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 Planning (Appeals) (Written Representations Procedure) (England) Regulations 2000. Any written 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 [East2@planninginspectorate.gov.uk](mailto:East2@planninginspectorate.gov.uk), or write direct to Liam Collins, 3C Eagle, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, within 5 weeks of the appeal start date, which was the 21st May 2019, quoting the Planning Inspectorate appeal reference number APP/H0520/W/19/3228841. 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.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk). 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](http://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 Debra Bell on Tel.(01480)388139.

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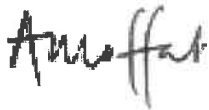
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The appeal documents are available to view on Public Access via the Council's website [www.huntingdonshire.gov.uk/planning](http://www.huntingdonshire.gov.uk/planning) and on Public Access at our Customer Services Centre (CSC) at Pathfinder House, 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 Public Access.

Yours faithfully



**Andy Moffat**  
**Head of Development**  
**Huntingdonshire District Council**



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Tel: 01480 388424

**Alison Benfield**  
**Town Hall**  
**Market Hill**  
**St Ives**  
**PE27 5AL**

**HDC Appeal Ref:** 19/00014/REFUSL  
**Planning Inspectorate Ref:** APP/H0520/D/19/3228252

31st May 2019

Dear Clerk,

**TOWN AND COUNTRY PLANNING ACT 1990 SECTIONS 78**

	6 Myrtle Green St Ives PE27 3YQ
<b>Proposed Development</b>	Erection of a first floor extension to the rear of property
<b>Appellant's name (s):</b>	Mr B Catterick

I refer to the above details. I am writing to let you know that an appeal has been made to the Secretary of State against the Council's decision to refuse planning permission for the proposed development described above.

This appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

As this appeal is proceeding under the Householder Appeals Service, there is no opportunity for you to submit further comments. We will however forward copies of all representations made to us in relation to the application, before it was determined, on to the Planning Inspectorate and the appellant. The Inspector appointed by the Secretary of State will consider these representations when determining the appeal. You have a right to withdraw any representations you made so that they are not taken into consideration by the Inspector. If you wish to do so you should make this request to the Planning Inspectorate within 4 weeks of the appeal's starting date, which is 30th May 2019, by contacting the Customer Services Team either by emailing [NSI.HAS@planninginspectorate.go](mailto:NSI.HAS@planninginspectorate.go), or by writing to, The Planning Inspectorate, Mike Lloyd, Room 3K, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

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The Planning Inspectorate will publish appeal documentation, including copies of representations received, on the Appeals website at [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk). All information provided in your representation, including your name and address, will be published. If you object to publication in this way, please contact the Planning Inspectorate directly.

The Planning Inspectorate aims to deal with appeals which follow the procedure described above within 8 weeks of the appeal starting date. The Planning Inspectorate will publish copies of appeal decisions on the [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk) website.

Yours faithfully



**Andy Moffat**  
**Head of Development**  
**Huntingdonshire District Council**

**ST IVES TOWN COUNCIL PLANNING COMMITTEE: 12 June 2019  
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT**

<b>App No &amp; Date Reg</b>	<b>Name and Address of Applicant/Agent</b>	<b>Proposal and Location</b>	<b>Available to view:-</b>
19/00963/FUL 30/05/2019	Mr and Mrs Wells Gowler Architecture Grove House 22 Primrose Hill Doddington March PE15 0SU	Proposed single storey side and rear extensions <b>56 Needingworth Road St Ives PE27 5JP</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PRC12EIKLHD00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PRC12EIKLHD00</a>
19/00998/TREE 21/05/2019	Mr William Fleming JCA Limited Unit 80 Bowers Mill Branch Road Barkisland Halifax HX4 0AD	T1 Sessile Oak - Remove and grind the stump out G13 Common Lime - Remove and grind the stumps out <b>Westwood Oaks St Ives PE27 6DJ</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PRLLNIIKLU00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PRLLNIIKLU00</a>
19/01028/FUL 5/30/2019	Miss M Flack Mr J Tyler 74 Hop Garden Road Hook Hampshire RG27 9SU	Proposed new external window opening with additional roof lights. Proposed loft conversion to form second floor bedroom with en-suite. Internal alterations <b>1 Burleigh Cottages St Ives PE27 5PS</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PRXMYIK0EC00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PRXMYIK0EC00</a>
19/01046/FUL 5/31/2019	Mr Andy Brand The Abbey Group Cambridgeshire Ltd Nene Lodge Funthams Lane Whittlesey PE7 2PB	The erection of one 2-storey building for A1 and/or A3 and/or A5 uses or A2 use at ground floor and B1 or Gym (D2) uses at first floor (forming an additional unit to the Abbey Retail Park) <b>Abbey Retail Park Harrison Way St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PRVOLSIKLOT00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PRVOLSIKLOT00</a>
19/00996/TRCA 6/3/2019	Mr Geoffrey Mullis 5 The Drive St Ives PE27 6DL	G1 Leyland Cypress - Fell to ground level <b>5 The Drive St Ives PE27 6DL</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PRLDH6IKLKN00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PRLDH6IKLKN00</a>

<p>H/5005/19/CM 5/24/2019</p>	<p>Hanson Quarry Products Europe Ltd Landesign Beacon House 10 Forest Road Loughborough Leicestershire LE11 3NP</p>	<p>Section 73 planning application to develop land without complying with conditions A3, A4, A5(a), A5(c), A5h, A6, A9, A10, B1, B2, B8, B15, D11, D13, D14, D15, E1, E2, E3, E4, H1, H2, H3, H4, H6, H7, H9, H10, H16, H20, H21, H22, H23, H25, H29 and H30 of planning permission H/5005/02/CM &amp; S/0898/02/CM (Variation of condition A5A(a) and A5(c) of planning permission H/0901/99/CM &amp; S/1020/99/CM - Creation of wetland habitat following excavation and processing of sand and gravel) and associated changes to the related S106 agreement</p> <p><b>Needingworth Quarry Bluntisham Road Needingworth PE27 4TA</b></p>	<p><a href="http://planning.cambridgeshire.gov.uk/swift/apas/rule/wphappcriteria.display">http://planning.cambridgeshire.gov.uk/swift/apas/rule/wphappcriteria.display</a></p>
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