



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: 04 July 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 10 July 2019 in the **Town Hall St Ives at 7:00pm**

Alison Benfield BA(Hons) FSLCC
Town Clerk

AGENDA

- PL31.00 APOLOGIES FOR ABSENCE**
To receive and note apologies for absence.
- PL32.00 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.
- PL33.00 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.
- PL34.00 MINUTES**
To confirm as a correct record the Minutes of the Meeting of the Planning Committee held on 26 June 2019 (copy herewith).
- PL35.00 PLANNING APPLICATIONS**
To consider the attached list of Planning Applications received (copy herewith).
- PL36.00 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 26 June 2019**

Present:

Chairman: Councillor N Dibben

Vice-Chairman: Councillor D Rowe

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

Absent: Councillor T Drye

In attendance:

Amenities Manager: C Allison

PL24.00 APOLOGIES FOR ABSENCE

An apology was received from Councillor R Bellamy (business commitment).

PL25.00 DECLARATIONS OF INTEREST

Application 19/01085/FUL - Councillor J Pallant - non pecuniary interest as a client of JPT Design
Application 19/01085/FUL - Councillor J Davies - non pecuniary interest as a neighbour of the applicant.

PL26.00 PUBLIC PARTICIPATION

The Civic Society of St Ives made the following comments:

19/01138/FUL - 2 Great How

There is no Design Statement included in the documents, consequently It's difficult to understand the grounds for and planned use of this proposed extension. The extension appears to be for a one person flat with shower and living accommodation.

The Society consider this to be very substandard accommodation, it provides only 85% of the space for a single person and only 63% of that for a two person dwelling (under the Nationally described space standard).

Should the application be approved the Society will be pleased if requirements: a) to provide a bin store is included (as storage in the rear garden no longer available) and b) there should be no subletting of the additional rooms.

19/01111/FUL - 6 Harding Way

The silver birch to remain under this application is the weaker of the two but on balance the addition of more off road parking will be a benefit. A replacement tree in a more suitable location in the remaining grassed area would be beneficial.

19/01001/FUL - 44 Great Farthing Close

This is a large extension on a large plot. The 'low level gate to store bins' is welcome, so long as it is high enough to hide the bins from the street view.

Pavement License Applications

Whilst Amore Restaurant's application for The Quay effectively closes the Footpath to other users, this is maybe acceptable in the context of an area that is principally used by pedestrians and cyclists only.

Chairman's
Initials

Oana's in Bridge Street proposes to use an area of pavement only 600mm wide. Regardless of whether a user sits along the pavement or across, an adult is wider than 600mm. The Society would welcome a realistic width being applied for.

The footpath is sufficiently wide in front of Nuts Bistro to accommodate the seating and Chairs.

PL27.00 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 12 June 2019 are confirmed as a correct record and be signed by the Chairman.

PL28.00 PLANNING APPLICATIONS

The following applications were considered by the Planning Committee:

PL28.01 19/01993/COND

Conditional Information for 18/01993/LBC: C4 (Balusters), C5 (Dentist ceiling)
Cromwell Surgery, St Ives

RECOMMENDATION: Observation

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

PL28.02 19/00995/FUL

New single rear and side extension
21 St Audrey Lane, St Ives

RECOMMENDATION: Approval

Appropriate scale of development
No adverse impact on street scene

PL28.03 19/00409/FUL

Two new window openings to the front elevation at mezzanine level
Trimford Products Ltd, 5 Harding Way St Ives

RECOMMENDATION: Approval

In keeping with design of the building

PL28.04 19/01138/FUL

Proposed single storey extension
2 Great How, St Ives

RECOMMENDATION: Refusal

Overdevelopment
Design gives the impression of creating a separate Dwelling
Concerns regarding loss of amenity for neighbour due to greater use of side passageway

PL28.05 19/00858/FUL
To retain current usage (Industrial) and add D2 usage for Fitness Centre
3 Joiners Court, St Ives

RECOMMENDATION: Approval
The Committee has no objections to additional use as a fitness centre

PL28.06 19/01111/FUL
Amended entrance porch and additional parking bays accessed from Harding Way
6 Harding Way, St Ives

RECOMMENDATION: Approval
Subject to a replacement tree being provided

PL28.07 19/01001/FUL
Double rear and side extension
44 Great Farthing Close, St Ives

RECOMMENDATION: Refusal
Overdevelopment
adverse impact on street scene due to large front porch
Concerns about impact on neighbour due to rear extension (loss of light and overlooking)

PL29.00 PAVEMENT LICENCES

Consideration was given to the following applications for pavement licences:

PL29.01 Amore Restaurant, The Quay

RESOLVED: that the Committee raise no objections to the issuing of this licence

PL29.02 Oana's, Bridge Street

RESOLVED: that the Committee support this application in principle subject to the wider area not creating access restrictions for pedestrians and that adequate access is maintained.

PL29.03 Nuts Bistro, Station Road

RESOLVED: that the Committee raise no objections to the issuing of this licence

PL30.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION

Development at former Golf Course, Houghton Road

The Chairman reported that at the Development Management Committee meeting held on 17 June the issue of access to the former golf course site was raised. The County Council did not have any issues with the proposals although the Agent for the development had noted the concerns raised at the Meeting. A shorter time of 18 months for access to the site was agreed.

Chairman:

Date: 10 July 2019

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Initials

**ST IVES TOWN COUNCIL PLANNING COMMITTEE: 10 July 2019
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT**

App No & Date Reg	Name and Address of Applicant/Agent	Proposal and Location	Available to view:-
19/01084/FUL 28/06/2019	CSH Properties 22 The Sycamores Bluntisham PE28 3XW	Change of use from Office B1 to Hairdressers A1 Unit 10 Cromwell Mews St Ives PE27 5HJ	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PS1SUFIKLRS00
19/01264/TRCA 28/06/2019	Dr Donnelly Eastern Landscape Services Limited 27 High Street Cottenham CB24 8SA	T1 Gleditsia - fell and grind stump. Clear excess grindings and leave level. T2 Robinia - fell to ground level and treat. Retain the medium size wood, cut and split (if necessary) as logs. T3 Holly - fell and treat. T4 American Oak - prune to reduce overhang and remove major deadwood. T5 Willow - remove long, low branch over garage ridge. T6 Birch - remove 2 branches growing towards the neighbouring house 98 Needingworth Road St Ives PE27 5JY	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PTG40BIKMBN00
19/01212/FUL 28/06/2019	Mr and Mrs James Sinclair 1 Sharp Close St Ives PE27 6UN	Proposed single storey side extension 1 Sharp Close St Ives PE27 6UN	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PT35CUIKM6D00
19/01242/FUL 19/06/2019	Mr K Hinge Mr R Biddle 60 Maytrees St Ives PE27 5WZ	Proposed single storey extension to rear of property 53 Erica Road St Ives PE27 3AG	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PTC92TIKM9O00
19/01302/FUL 03/07/2019	Mr Prosser Oakwood Design Unit 2 Warren Court Chicksands Shefford SG17 5QB	Two storey side extension 16 Dart Close St Ives PE27 3JB	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=PTPAL3IKME900

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