



# 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: 15 August 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 21 August 2019 in the **Town Hall St Ives at 7:00pm**

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

### AGENDA

- PL44.00 APOLOGIES FOR ABSENCE**  
To receive and note apologies for absence.
- PL45.00 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.
- PL46.00 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.
- PL47.00 MINUTES**  
To confirm as a correct record the Minutes of the Meeting of the Planning Committee held on 24 July 2019 (copy herewith).
- PL48.00 PLANNING APPLICATIONS**  
To consider the attached list of Planning Applications received (copy herewith).
- PL49.00 APPEAL: LAND WEST OF ST IVES CARAVANS**  
To receive letter from HDC re Application 17/00931/OUT and agree response (copy herewith).
- PL50.00 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 24 July 2019**

**Present:**

Chairman: Councillor N Dibben

Councillors: J Tiddy, P Hussain, J Pallant

**In attendance:**

Amenities Manager: C Allison

**PL37.00 APOLOGIES FOR ABSENCE**

Apologies received from Councillors D Rowe and T Drye (both Personal) and J Davies (HDC commitment). An apology was received from Councillor R Bellamy (HDC commitment) but was not given to the Meeting.

**PL38.00 DECLARATIONS OF INTEREST**

**Application 19/01425/FUL - All Members** - Other Interest as the agent is a tenant of the Town Hall.

**Application 19/01306/FUL - Councillor J Pallant** declared a Pecuniary Interest and left the Meeting for discussion of this application.

**PL39.00 PUBLIC PARTICIPATION**

The Civic Society of St Ives made the following comments:

**19/01439/FUL - 25 Greengarth** - The single storey extension is in keeping with the original dwelling design. However, the Society will be pleased if, accepting the side passage is to remain, a requirement is included to require the storage of bins out of sight from the street. This could be in a bin store or to the rear of the property.

**19/01306/FUL - 2 Comet Way** - The extension has the potential to neaten up the existing small extensions. Open rear access will be cut off. The Society will be pleased if a requirement is included to require the storage of bins out of sight from the street. This could be in a bin store or the proposed garage.

**19/01425/FUL - 11 Spinney Way** - The likely reason why Nr 11 Spinney Way (and also Nr 16 Spinney Way) were built with open land to the north west was to ensure Nrs 1-10 Spinney Way received winter sunshine. The Society will welcome the inclusion of a shadow plan to show the effect of the proposal. Loss of winter sunshine into these houses would be unacceptable.

**19/00183 - Land Opposite 5-6 Cow and Hare Passage** - The new drawings show a considerable revision from the original proposal. Regrettably the terrace is now just like any other terrace. It is surprising the Planning Statement, especially Section 6, has not been updated to refer to the new design proposal. At present the document makes little sense.

The movement of the stores to the front of the properties is likely to result in the greater use of them, and that would be welcomed.

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**PL40.00 MINUTES**

**RESOLVED:** that the Minutes of the Meeting of the Planning Committee held on 10 July 2019 are confirmed as a correct record and signed by the Chairman.

**PL41.00 PLANNING APPLICATIONS**

The following applications were considered by the Planning Committee:

**PL41.01 19/01320/S73**

Variation of conditions 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 20, 24, 26 and 28 for application 1201158OUT - Amended wording (see covering letter, appendix 1) and Key Phase Submission - KP2  
The Country Park (Hybrid Element)  
Alconbury Weald

**RECOMMENDATION: Observation**

The Committee has no comment to make on this application.

**PL41.02 19/01341/OUT**

Outline planning permission (all matters reserved) for a mixed-use phased development to include - residential development of up to 1,500 dwellings (C2 and C3), local centre including retail and community facilities (A1-A5 and D1), primary school, open space, play areas, recreation facilities, landscaping, associated demolition, ground works and infrastructure  
Alconbury Weald

**RECOMMENDATION: Approval**

In principle. The Framework Travel Plan document indicates guided bus Service B is directed to run directly from St Ives to the site, but this should be in addition to, and not impact unfavourably on, the existing bus service to Huntingdon.

**PL41.03 19/01365/FUL**

2 storey extension and front entrance porch  
49 Green Leys  
St Ives

**RECOMMENDATION: Approval**

Appropriate scale of development for the site  
Front extension similar to others nearby

**PL41.04 19/01439/FUL**

Proposed single storey extension to the side of the property  
25 Greengarth  
St Ives

**RECOMMENDATION: Approval**

Appropriate scale of development for the site.

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*[Councillor J Pallant left the Meeting]*

**PL41.05 19/01306/FUL**

Demolition of existing side extension, garage and outbuildings and replacement two-storey side extension and single storey rear extension.

2 Comet Way  
St Ives

**RECOMMENDATION: Approval**

*(under delegated authority as the meeting temporarily became inquorate due to declaration of a Pecuniary Interest from one Councillor)*

Appropriate scale of development  
In keeping with street scene

***[Councillor J Pallant returned to the Meeting]***

**PL41.06 19/01367/FUL**

Proposed rear extension and alteration to garage

29 Elm Drive  
St Ives

**RECOMMENDATION: Approval**

Appropriate scale of development for the site.

**PL41.07 19/01425/FUL**

Proposed new 3 bed dwelling

11 Spinney Way  
St Ives

**RECOMMENDATION: Approval**

In principle Subject to

Confirmation that the new build will not block the sunlight to existing properties on the other side of the path and that there will be adequate space for car parking.

It was noted that no specific on-site parking is proposed

**PL41.08 19/00183/FUL**

Demolition of existing storage building and construction of 4 new dwellings

Land opposite 5-6 Cow and Hare Passage  
St Ives

**RECOMMENDATION: Approval**

In principle subject to confirmation that there will be satisfactory access to the back of the electrical shop for deliveries.

**PL42.00 POLLING DISTRICT AND POLLING PLACES REVIEW**

Consideration was given to the review of polling districts and places in St Ives.

**RESOLVED: PL42.01** that the Committee's previous comments regarding Beech Ward be re-affirmed. The Ward does not meet the Electoral

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Commissioner's criteria for a distinctive ward and should be merged back into St Ives West as previously

**PL42.02** that clarification be sought on the terminology used for the North and South Wards as the meaning was unclear

**PL44.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION**

The Committee had not met since the last Planning Committee.

**PL43.00 DETERMINATION OF PLANNING APPLICATIONS**

**RESOLVED:** that as the next meeting will be on 21 August, any applications requiring determination before that date be decided by delegated authority to the Town Clerk in conjunction with the Chairman and Vice Chairman and ratified at the next Meeting

Chairman:

Date: 21 August 2019

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**ST IVES TOWN COUNCIL PLANNING COMMITTEE: 21 August 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>
19/01509/FUL 29/07/2019	Mr Melvyn Thurlbourn Nicholas Kingsley Smith 81 High Street Chatham ME4 4EE	Retention of observatory <b>11 Garden Close St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PV7GNQIKN0H00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PV7GNQIKN0H00</a>
19/80260/COND 29/07/2019	Aldi Stores Limited The Harris Partnership The Old Rectory 79 High Street Newport Pagnell MK16 8AB	Conditional Information for 17/01706/FUL: C10 (Archaeology), C21 (Landscape Management Plan) <b>Land At Junction Of Stocks Bridge Way and Needingworth Road St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PVEK49IKN2K00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PVEK49IKN2K00</a>
19/01361/FUL 25/07/2019	Mr N Isaq Biddleco 60 Maytrees St Ives PE27 5WZ	To construct a rear first floor extension, a rear facing dormer window in the roof and a small annex in the garden for family use <b>24 All Saints Green St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PU3VM4IKMK700">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PU3VM4IKMK700</a>
19/01485/OUT 02/08/2019	St Ives Town Football Club Partners in Planning and Architecture Suite 2 Clare Hall St Ives Business Park Parsons Green St Ives	Removal of Condition 25 (Footpath and Cycle Link) from 16/01485/OUT as it's not possible to provide direct link over third party land to footpath along eastern boundary <b>St Ives Town Football Sports Club Westwood Road St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PV1LG1IKMX000">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PV1LG1IKMX000</a>
19/01534/FUL 01/08/2019	C B Builders Nutwood Ventures Ltd PO Box 580 Huntingdon PE29 9EB	Proposed attached dwelling <b>1 Spinney Way St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PVHWJJIK0FS00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PVHWJJIK0FS00</a>
19/01468/FUL 01/08/2019	Miss Rachael Morey (Savills (UK) Ltd) Unex House 132-134 Hills Road Cambridge CB2 8PA	Extension to existing factory, with a biomass boiler. <b>Beamglow Ltd Somersham Road St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PUW9TZIKMW400">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PUW9TZIKMW400</a>

18/02563/FUL 09/08/2019	Optimisation Developments Ltd Peacock and Smith 2nd Floor 2 Sycamore Street London EC1Y 0SF	Change of use and sub- division of existing vacant retail unit to a gym and ancillary retail floorspace in conjunction with the Morrisons store <b>WM Morrison Supermarket St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PIY3LEIKI8A00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PIY3LEIKI8A00</a>
19/01504/FUL 02/08/2019	D & A (1860) Ltd Le Sage Associates 40 Bridge Street Deeping St James Peterborough PE6 8HA	Proposed single storey rear extension and installation of new shopfront <b>8 Sheep Market St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PV5J6VIKMZO00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PV5J6VIKMZO00</a>
19/01570/TRCA 8/7/2019	Mrs O'Carroll Global Tree Solutions Ltd.) Nursery Cottage Mill Farm Great North Road ALCONBURY PE28 4EX	T1 - 1x Walnut - Thin crown by circa 20%, removing epicormic growth from previous pruning to allow more light through the canopy, remove major deadwood T2& T3 - 2x Sycamore - Fell - Ivy smothered trees out growing location, due to close proximity to garden wall and canopy of larger walnut tree. T4 - 1x Sycamore - Raise crown to circa 4m, remove basal growth, shorten extending laterals on SW by circa 2.5m to retain shape. T5 - 1x Robinia - reduce extending limb over Cromwell Place by circa 10m, back to suitable growth point, to prevent over extension and breakage <b>5 Cromwell Terrace St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PVT29VIKFHU00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PVT29VIKFHU00</a>
19/01569/TRCA 8/8/2019	St Ives Town Council Global Tree Solutions Ltd Nursery Cottage Mill Farm Great North Road ALCONBURY	T1- 1x Holm Oak - Prune back from phone wires outside old grammar school to give 1.5m clearance <b>St Ives Parish Church Church Street St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PVSZLVIKFHR00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PVSZLVIKFHR00</a>



19/01572/TRCA 8/8/2019	Robert Syms 1 The Drive St Ives PE27 6DL	1) Willow (T1): remove fallen dead limb, cut down remaining dead/dying limbs to approx 1 metre above riverbank / ground level (in danger of falling into and blocking St Ives Backwater). 2) Blue cypress (T2): fell because it is affecting adjacent trees and hedge 3) Bramley Apple (T3): fell because it is dying back, is hollow and diseased <b>1 The Drive St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PVTAODIKFI100">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PVTAODIKFI100</a>
19/01568/TRCA 8/8/2019	Mr Roberts MJC Tree Care 5 Gloucester Road Brampton Huntingdon PE28 4QQ	G1 conifers - reduce by 6m <b>22 Tenterleas St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PVSZKSIKFHP00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PVSZKSIKFHP00</a>
19/01477/FUL 8/8/2019	Mr Rucon Uddin Biddleco 60 Maytrees St Ives PE27 5WZ	To convert the internal layout of rooms from staff accommodation to 2 self contained flats <b>21 Bridge Street St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PV1D34IKMXE00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PV1D34IKMXE00</a>
19/01478/LBC 8/8/2019	Mr Rucon Uddin Biddleco 60 Maytrees St Ives PE27 5WZ	To convert the internal layout of rooms from staff accommodation to 2 self contained flats <b>21 Bridge Street St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PV1D34IKMXE00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PV1D34IKMXE00</a>
19/01569/TRCA 8/12/2019	St Ives Town Council Global Tree Solutions Ltd Nursery Cottage Mill Farm Great North Road ALCONBURY PE28 4EX	T1 - 1x Holm Oak - Prune back from phone wires outside old grammar school to give 1.5m clearance <b>All Saints Parish Church Church Street St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PVSZLVIKFHR00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PVSZLVIKFHR00</a>
19/01574/TREE 8/12/2019	Mr Peter Davies Ayres Tree Care Pendle House 304 Ugg More Court Ramsey Heights Huntingdon PE26 2RJ	Works to protected tree <b>Church of the Sacred Heart Needingworth Road St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PVTJZLIK0FS00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PVTJZLIK0FS00</a>

19/01559/FUL 8/9/2019	Mrs M Arshad Biddleco 60 Maytrees St Ives PE27 5WZ	To construct a single storey extension to rear of dwelling <b>34 Green Leys St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PVR4UOIKFGR00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PVR4UOIKFGR00</a>
19/01206/FUL 09/08/2019	Mr Miles Hornsby 11 Deighton Close St Ives	Demolish existing conservatory and erection of single storey rear extension and internal alterations <b>11 Deighton Close St Ives</b>	<a href="https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PT2U6VIKM5X00">https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&amp;keyVal=PT2U6VIKM5X00</a>

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

**Planning Application Ref:** 17/00931/OUT  
**Planning Inspectorate Ref:** APP/H0520/W/18/3219040

13th August 2019

Dear Clerk

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

**Proposed Development** Land West Of St Ives Caravans Old Ramsey Road St Ives  
Proposed rural exceptions residential development involving  
the erection of 131 dwellings, proposed access  
arrangements, and associated works at land to the west of  
Old Ramsey Road.

**Appellant's name (s):** Abbey Properties Cambs LTD & R Anderson And J Norman

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.

Both parties have agreed that the appeal be dealt with at a "hearing". Hearings are designed to save time and expense for the parties, and to provide a less formal setting than is usually possible at a formal public inquiry. When a date for a hearing has been set I will notify you again.

The hearing will be conducted in accordance with the Town and Country Planning (Hearings Procedure) (England) Rules 2000. If you wish to see a copy of the procedure to be adopted at Hearings, you are able to view this on the Planning Inspectorate web site [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk). You may as consultee, wish to attend the hearing and at the Inspectors discretion participate in the discussion. Alternatively, if you cannot or do not wish to attend or have someone attend on your behalf, you should email 3G Hawk Wing, or write direct to , Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, quoting the Planning Inspectorate reference number APP/H0520/W/18/3219040. Views given in writing will be disclosed to both parties to the appeal and may be read out at the hearing. 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. If you decide to give your views in writing you should do so no later than 5 weeks of the appeal start date ,which was the 9th August 2019. The Planning Inspectorate require you to send three copies of any written representations you make.

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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 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](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**