



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: 19 September 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 25 September 2019 in the **Town Hall St Ives at 7:00pm**

Alison Benfield BA(Hons) FSLCC
Town Clerk

AGENDA

- PL59.00 APOLOGIES FOR ABSENCE**
To receive and note apologies for absence.
- PL60.00 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.
- PL61.00 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.
- PL62.00 MINUTES**
To confirm as a correct record the Minutes of the Meeting of the Planning Committee held on 11 September 2019 (copy herewith).
- PL63.00 PLANNING APPLICATIONS**
To consider the attached list of Planning Applications received (copy herewith).
- PL64.00 TOWN/PARISH COUNCIL PLANNING FORUM**
To receive information on Forum to be held on 12 March 2020 and to nominate representative to attend (copy herewith).
- PL65.00 GREATER CAMBRIDGE HOUSING TRAJECTORY AND 5-YEAR HOUSING LAND SUPPLY CONSULTATION**
To receive information and consider response (copy herewith).
- PL66.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION**
To receive updated information from the local planning authority(if any).



**THIS PAGE
HAS BEEN
INTENTIONALLY
LEFT BLANK**

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held at the Town Hall St Ives on Wednesday 11 September 2019**

Present:

Chairman: Councillor N Dibben

Vice-Chairman: Councillor D Rowe

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

In attendance:

Committee Clerk: S Rawlinson

Admin Apprentice: E Egginton

PL51.00 APOLOGIES FOR ABSENCE

All Members were present.

PL52.00 DECLARATIONS OF INTEREST

Application 19/01673/FUL - Councillor P Hussain - Pecuniary Interest as the applicant is a close relative.

Application 19/01710/TRCA - All Members - This is the Council's application.

Application 19/01481/FUL - All Members - Other Interest as the agent is a tenant of the Town Hall.

PL53.00 PUBLIC PARTICIPATION

The Civic Society of St Ives made the following comments:

19/01671 - Land at former golf course, Houghton Road

These three dwellings are intended to form a 'statement', the covering letter states "The units take on a contemporary set piece and work succinctly together to maximize the surrounding landscape and views towards the country park."

Conversely there will also be views inwards from the country park, and maybe from further away, e.g. from Hemingford Meadows. The Society consider it is important that external lighting, both street lights and any within the curtilage of the dwellings do not cast stray light so that the source may be seen from a distance.

Marshall Aerospace - Potential Relocation

At this stage the Society has no strong preference for Wyton Airfield to be used for either housing or by Marshalls.

However, initial thoughts about Marshalls are:

1. There will be a considerable difference between the shift patterns of an active RAF airfield and a works operation, where a majority of the personnel are likely to have the same fixed hours of working. The statements given in the Q&A session need more detail to fully understand the impact.
2. Observation in Cambridge suggests that Marshalls make use of 'bumps and circuits' when testing aircraft, this use was not mentioned by Marshalls

Chairman's
Initials

PL54.00 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 21 August 2019 are confirmed as a correct record and signed by the Chairman.

PL55.00 PLANNING APPLICATIONS

The following applications were considered by the Planning Committee:

[Councillor P Hussain left the Meeting]

PL55.01 19/01673/FUL

Proposed single storey extension to side of property to provide new entrance hall
38 Ramsey Road St Ives PE27 3XG

RECOMMENDATION: Approval
Appropriate scale of development
No adverse impact on street scene

[Councillor P Hussain returned to the Meeting]

PL55.02 19/01620/FUL

Proposed two storey dwelling
Land rear of 63 Needingworth Road St Ives

RECOMMENDATION: Observation
No objection in principle, Subject to receipt of flood assessment and sequential justification as the property is in Flood Zone 3, otherwise application should be refused.

PL55.03 19/01481/FUL

Part ground floor, part first floor extension to the side of the dwelling with garage
Conversion
20 Greengarth St Ives PE27 5QS

RECOMMENDATION: Approval
Appropriate scale of development for the site
No adverse impact on street scene

PL55.04 19/01710/TRCA

DD – Willow Tree (4286) – Fell
St Ives Parish Church Church Street St Ives

RECOMMENDATION: Observation
No comment as this is the Council's application.

PL55.05 19/01675/TRCA

DD – Willow Tree – fell due to large branch fallen towards the road and the trunk is split and dangerous
The Old Mill St Ives

Chairman's
Initials

RECOMMENDATION: Observation

Noted that works have commenced.

Would recommend a replacement tree be provided.

PL55.06 19/01671/FUL

Full detailed application for approval of appearance, landscaping and layout for 3 units on the former Golf Course
Land at former Golf Course St Ives

RECOMMENDATION: Approval

In principle Subject to assurance that external lighting and that from dwellings do not cast stray light to make the site visible from a distance

Would wish to see lower roof ridge line to make the properties more in keeping with those adjacent

PL55.07 19/01670/FUL

Erection of a storage unit, amendments to site access, landscaping and associated works
Land north west of Marshalls plc St Ives

RECOMMENDATION: Approval

Appropriate development for an industrial area.

PL55.08 19/01513/FUL

Proposed single storey side extension
18 Constable Road St Ives

RECOMMENDATION: Approval

Appropriate scale of development for the site

PL55.09 19/01390/FUL

Conversion of 39.1 sq m communal first floor dining room into a 1 no. bedroom 1 no. person flat
1 Broad Leas Court St Ives

RECOMMENDATION: Approval

No impact on exterior of the building. No additional comments to make on the application.

PL56.00 MARSHALL AEROSPACE: POTENTIAL RELOCATION

The Town Mayor, Chairman and Town Clerk had attended a presentation on the possible relocation of Marshall Aerospace to RAF Wyton.

RAF Wyton had the longest runway compared with Duxford and Cranfield, the two other sites under consideration which appeared to have elevated it in the rankings as a favoured location. Members made the following comments on the proposals:

- Having the business on the St Ives side of the river would impact favourably on traffic flow.
- The Council would fully support Marshall's move to RAF Wyton as it would provide a large employment opportunity for local people.
- As the proposal was to use only part of the site, a request would be made to see a Master Plan for the development to enable infrastructure to be identified.

Chairman's
Initials

- The suggestion that Old Ramsey Road could be re-opened for cyclists, pedestrians and buses to the site should be made, although the Council would not support its re-opening for general vehicular traffic.
- A request that items from the airfield's past be incorporated into the design of the new development, or perhaps housed in a small public museum on the site, to emphasise the airfield's heritage.

RESOLVED: that the above comments be relayed to HDC Planners and to Marshall's directly.

PL57.00 RESTRICTION OF PARKING, WAITING AND LOADING: PRIORY ROAD, NEW ROAD, COOTES MEADOW

RESOLVED: the Committee has no objection to the proposals

PL58.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION

There were no matters to report.

Chairman:

Date: 25 September 2019

Chairman's
Initials

**ST IVES TOWN COUNCIL PLANNING COMMITTEE: 25 September 2019
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT**

App No & Date Reg	Name and Address of Applicant/Agent	Proposal and Location	Available to view:-
19/00268/FUL 10/09/2019	Mr Glover JPT Design Consultants Ltd The Studio 23 Halifax Road Upper Cambourne CB23 6AX	To convert existing vacant shop to residential (C3) Unit 2 Quay Court St Ives PE27 5AU	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PMRITQIKJM500
19/01784/ADV 10/09/2018	Nationwide Building Society Barnwood Shopfitting Ltd 203 Barnwood Road Barnwood Gloucester GL4 3HS	Proposed new signage to replace that of existing 8 Sheep Market St Ives PE27 5AH	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PXCUOUIKG2800
19/01781/FUL 06/09/2019	Dr and Mrs Bryant Sisco Architecture 18 The Broadway St Ives	Two storey side extension with minor single storey extension to the front and rear 36 Warren Road St Ives PE27 5NW	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PXCMVMIK0FS00
19/01722/REM 18/09/2019	Mr Glover JPT Design Consultants Ltd The Studio 23 Halifax Road Upper Cambourne CB23 6AX	Demolition of existing bungalow and garage and construction of a new 2 bedroom bungalow and 4 bedroom house 64 Houghton Road St Ives PE27 6RJ	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PMRITQIKJM500

**THIS PAGE
HAS BEEN
INTENTIONALLY
LEFT BLANK**

TO ALL TOWN/PARISH CLERKS IN HUNTINGDONSHIRE

Our Ref: JAJ/Parish Training –12 March 2020, at 6pm in Civic Suite– District Council Offices, Huntingdon

10 September 2019

Dear Chair/Clerk

TOWN/PARISH COUNCIL PLANNING FORUMS

I am writing in respect of a forthcoming Town and Parish Council training session to take place here at our offices in Huntingdon to provide advance notice of this.

As you are aware, there are over 80 Town/Parish Councils (T&PC's) and Parish Meetings in the District and it is not possible to visit each on a regular basis to provide training or discuss planning matters. The District is divided into 2 Area Teams (North and South) for Development Management purposes. To provide an opportunity for representatives from Town/Parish Councils and District Council officers to discuss planning issues, we have arranged a Town/Parish Council Planning Forum.

This scheduled event will provide an opportunity for representatives of Councils to update attendees on the ever changing planning landscape. We will also discuss planning comments received from T&PC's as well as help you to get the most out of the planning consultation process. These events will also provide you with an opportunity to meet some of the officers responsible for planning related matters in the District.

For the training in March we have three topics for agenda items that we will cover but we would like to give you the opportunity to suggest a topic for us to discuss. When you reply to this email if you do have a topic you would like to suggest please mention it in your reply. We will then place on the agenda the one with the highest 'votes'. If there is no topic picked by more than one town/parish council we will write out to you with the topics suggested with voting options, again the topic with the highest votes will be added.

I would therefore like to notify you of this forthcoming event and invite one representative from your Council to the following Planning Forum session:

Forum (on 12th March 2020)

At The Civic Suite, Pathfinder House, St Mary's Street, Huntingdon, PE29 3TN

On 12th March 2020

Starting at 18:00pm (and lasting for no more than 3 hours)

At this forum we will discuss the following topics:

1. The Plan-led system – what does it truly mean for planning in HDC now that the Local Plan is adopted
2. Planning Enforcement
3. Conservation/Heritage and trees
4. To be agreed

PLEASE NOTE: To ensure everyone has a fair opportunity to send somebody along, and due to limited space available to us we can only accommodate up to 80 people, so confirmation of attendance will strictly be on a first come, first serve basis until we have approx. 80 confirmed attendees. If, when we get closer to this event, we see that we have

spaces available we will write to those of you who confirmed attendance again, and confirm that you can bring colleagues along if you are in a position to do so.

Whilst we note that this is well in advance of the event we would ask you please to inform rowena.lyons@huntingdonshire.gov.uk whether your Council will be sending a representative to this event by close of play Friday 1st November 2019. Confirmation of names will be requested nearer to the event.

In addition to the above, in terms of commenting on applications and the scheme of delegation, officers are aware that some Town/Parish Councils will have had changes in Clerks and/or Councillors since our last correspondence to Clerks in this respect. For your Council's information, the previous position in terms of commenting on applications and the scheme of delegation are therefore repeated below:

COMMENTING ON APPLICATIONS AND THE SCHEME OF DELEGATION

The Council's Development Management Committee (DMC) and Planning Officers wish to receive **clear definitive statements** from Town/Parish Councils, including **clear material planning reasons** for their recommendations, in order that their debates (DMC) can have regard to your views. It is also very much expected that a representative of your Town or Parish Council turns up at DMC to defend and elaborate on the Town or Parish Council's position on a particular application.

It is important that Town and Parish Councils make clear the reasons for their recommendations, **both reasons for refusal and reasons for approval**, when they are submitting their comments on any application. This is important for two reasons. Firstly, and most importantly, so that officers and Members understand and can take full account of the reasons for the recommendation. Secondly, as you may be aware, with the exception of the 13 types of applications listed below, applications are automatically referred to the Development Management Committee if the officer recommendation is contrary to the recommendation of the Town/Parish Council. **However, this will only automatically be the case if material planning reasons are given for the recommendation AND within the stipulated timeframe.**

For information, the 14 types of applications for which the Development Management Committee has given officers full delegated powers, and therefore these applications are not referred to the Panel even if the officer recommendation is contrary to the recommendation of the Town/Parish Council, are:

- Applications proposing 1 dwelling outside conservation areas, UNLESS the application is called in to the Development Management Committee by the Ward Councillor within 28 days of the publication of the weekly Planning Register of Applications – clear planning reasons must accompany call in requests
- householder development and related applications for listed building and conservation area consent;
- temporary planning permission (subject to a maximum 3 year time limit) and related applications for listed building consent;
- advertisements, blinds and canopies and related applications for listed building and conservation area consent;
- applications that are technically incomplete or technically deficient/insufficient;
- applications that have lain dormant within the Planning system for 12 months or more;
- applications for, or proposals to grant, one year temporary permissions for small scale (operating from dwellings or of less than 100 square metres) business uses;
- applications for alterations to shop fronts including the installation of external shutters and ATM's and other related applications;

- applications for the change of use of a single shop, or other unit, and any associated alterations to the building within any of defined market town centres and other related applications;
- applications for the erection of stables, field shelters, storage containers, or other small scale agricultural buildings (under 465 square metres in floor area);
- applications for the erection, alteration or replacement of plant and machinery (including the installation of flues or other types of extraction equipment);
- applications for other alterations to existing buildings including proposals for the installation of windows, roof lights, solar panels, wind turbines, other microgeneration equipment, satellite dishes, antennas and adaptations to provide disabled access and related applications for listed building consent;
- applications for a means of access; and
- applications for listed building consent for internal alterations and any other works that do not require a planning application.

However, whether or not an application is referred to the Development Management Committee, the Town/Parish Councils comments are given significant weight (and a lot more weight than many Town/Parish Councils believe) when applications are considered by officers. Clearly, this is aided if the reasons for all recommendations are given. Most Town and Parish Councils do already make clear the reasons for all their recommendations, and we want to thank you for that.

For all other types of applications, District Councillors also have the right to request that an application is considered by the Development Management Committee. However, the current scheme of delegation does not give District Councillors the right to request that the 14 types of applications listed above are considered by the Development Management Committee (except for the one unit schemes outside conservation areas).

All the information regarding current planning applications, including scanned images of the application form and plans, and the officer report for all determined applications, are available to view via PublicAccess on the Council's website www.huntingdonshire.gov.uk. Recently, the information published on the website has been expanded and all comments received from Town/Parish Councils, other Statutory Consultees and other interested parties, together with a list of those notified of the application are also now published via PublicAccess for each application. It is hoped that PublicAccess continues to prove useful to you and all your Council Members. In addition, those involved in commenting on applications are invited to make a point of reading the officer reports for all the applications in their area as they are useful to aid understanding of the issues taken into account, any issues raised that could not be taken into account and the reasons for the decision. The Planning Advice Notes which can be viewed via the Planning pages on the Council's website also continue to provide information on planning matters, including material planning reasons.

We look forward to seeing representatives of your Council at this event if not before.

Yours sincerely

Jacob Jaarsma
 Planning Services Manager (Development Management)

**THIS PAGE
HAS BEEN
INTENTIONALLY
LEFT BLANK**

From: LDF <LDF.LDF@scambs.gov.uk>

Sent: 16 September 2019 09:46

Subject: STATUTORY CONSULTEES Greater Cambridge Housing Trajectory and Five Year Housing Land Supply Consultation

Dear Sir / Madam

You are receiving this email because you are a statutory consultee. Today we have published a new Greater Cambridge housing trajectory. It demonstrates that jointly for Greater Cambridge we have 5.3 years of housing land supply for the 2019-2024 five year period and also that the Councils will meet their individual housing requirements for 2011-2031 as set out in their adopted Local Plans 2018. Greater Cambridge comprises of the local planning authorities of Cambridge City Council and South Cambridgeshire District Council.

Why am I being consulted?

We have prepared the housing trajectory and five year housing land calculations based on the guidance set out in national planning policy and guidance. This means that we have assessed the deliverability and / or developability of all sites that are allocated or have planning permission, and all sites of 10 or more dwellings with a resolution to grant planning permission by our planning committees, based on the definitions set out in the National Planning Policy Framework (published in February 2019). We have also developed typical assumptions for lead-in times, build out rates, lapse rates and windfalls, that we have used to help us decide whether a site is deliverable and / or developable.

Taking account of national planning policy and guidance, we are now carrying out public consultation with stakeholders, landowners, developers, housebuilders and others on our housing trajectory and five year housing land supply calculations.

How can I make comments?

Comments must be made by **5pm on Monday 14 October 2019**.

The Greater Cambridge Housing Trajectory and Five Year Housing Land Supply Main Document and Annex, and details on how to make comments, are published on both Councils' websites: www.scambs.gov.uk/annual-monitoring-report and www.cambridge.gov.uk/annual-monitoring-reports.

What happens next?

After the end of the consultation, we will consider all the comments received, and where necessary make changes to the Greater Cambridge housing trajectory and five year housing land supply calculations. The Greater Cambridge Housing Trajectory and Five Year Housing Land Supply document will then be re-issued in its final form.

As the Councils can demonstrate a five year housing land supply for Greater Cambridge, our planning policies in the adopted Cambridge and South Cambridgeshire Local Plans 2018 will be given full weight in decisions on planning applications, unless there are other material

considerations to take into account. This will be relevant for any planning applications that are being considered from 16 September 2019.

Who do I contact if I have any questions?

If you would like further information or have any questions, please contact us by emailing ldf@scambs.gov.uk or calling 01954 713183.

Yours faithfully

Stephen Kelly | Joint Director of Planning and Economic Development



t: 01954 713183 | e: ldf@scambs.gov.uk
www.scambs.gov.uk/planning/
www.cambridge.gov.uk/planning