



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: 5 December 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 11 December 2019** in the **Town Hall St Ives at 7:00pm**

Alison Benfield BA(Hons) FSLCC
Town Clerk

AGENDA

- PL99.00 APOLOGIES FOR ABSENCE**
To receive and note apologies for absence.
- PL100.00 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.
- PL101.00 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.
- PL102.00 PRESENTATION FROM DEVELOPERS**
To receive presentation on proposed residential scheme at Vindis site.
- PL103.00 MINUTES**
To confirm as a correct record the Minutes of the Meeting of the Planning Committee held on 27 November 2017 (copy herewith).
- PL104.00 PLANNING APPLICATIONS**
To consider the attached list of Planning Applications received (copy herewith).
- PL105.00 CAMBRIDGESHIRE AND PETERBOROUGH MINERALS AND AND WASTE PLAN**
To consider response to consultation (copy herewith).
- PL106.00 LOCAL PLAN**
To receive verbal report from the representative attending the Workshop on 4 December 2019.
- PL107.00 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 27 November 2019**

Present:

Chairman: N Dibben

Vice-Chairman: D Rowe

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

In attendance:

Amenities Manager: C Allison

Admin Apprentice: E Egginton

PL90.00 APOLOGIES FOR ABSENCE

An apology was received from Councillor J Pallant (business commitment).

PL91.00 DECLARATIONS OF INTEREST

Application 19/02023 - All Members - Other non pecuniary interest as the agent is a tenant of the Town Hall.

PL92.00 PUBLIC PARTICIPATION

The Civic Society of St Ives made the following comments:

19/02183 - 8 Windsor Close - The proposal is a large first floor extension, it includes a large two storey wall directly on the boundary of the adjacent property, Nr 6 Windsor Close. Not only will the adjacent garden lose sunlight, their landing window will suffer a greater loss of light than from the existing gable end.

19/02280 - Land North of the How - This is a very significant application, it seeks to completely change the view from the whole of Hemingford Meadow towards the tree hung Huntingdonshire Claylands escarpment. From the west at the entrance to the meadow from Meadow Lane in Hemingford Grey, across the whole width of the meadow and round to the east at least from the New Bridges and even the Bridge in St Ives, an arc of 85 degrees. Very nearly a quarter of the entire circumference.

Whilst the meadow may appear to be 'just a grass field' it is a rare example of a large water meadow, it is a Site of Special Scientific Interest. Many people enjoy being there because it does not change. That will not be the case if this application is permitted.

Equally the mature trees, into which these dwellings are to be inserted, are important within Cambridgeshire. A county with very little tree cover.

The Society understands why the application documents make a point of "Views" available from the proposed houses. However, the view from the meadow can be enjoyed by all, it has been so for hundreds of years. Only the most favoured of the proposed dwellings will enjoy their 'Views'. The loss to the many residents, visitors and walkers who enjoy the meadow will be irreplaceable. The risk of such views is recognised in the Huntingdonshire Landscape and Townscape Assessment, page 30, 'The lack of trees and hedgerows in much of the area, and the potential for long views, mean that those structures which are out of scale or context are visible for long distances.'

Chairman's
Initials

In 2012 two applications (1201890 & 1201891) were submitted to develop a total of eight dwellings in the grounds of The How. Contrary to a statement in para 1.2.2 of the Transport Statement these 2 applications remain 'In progress'. That these applications remain under discussion, including revised proposals that were submitted in March 2017, shows how sensitive this site is.

Following Historic England's listing of the How, application Nr 19/00278 for 22 dwellings in the How, The How Lodge and Outbuildings has been 'withdrawn'. Eight of these dwellings were in extending the How Lodge and a new adjacent apartment building. The remaining fourteen dwellings in The How and the Outbuilding can be anticipated to be reapplied for, after the developer has reassessed his proposals in line with the listing.

This application should therefore be understood in the context of The How site providing 34 plus 14 dwellings, a total of 48 dwellings, many of them large family sized homes. This understanding is important because of the developer's apparent desire to maintain the exclusivity of his site by limiting site access and egress to the single entrance at The How. This is across the inadequate St Ives to Houghton cycle route/footpath onto the A1123, Houghton Road. A route used by many cyclists at peak times, including pupils at The Ivo. The assessments made in the Transport Statement should be reassessed to include these likely future proposals.

The 2012 applications were for dwellings at a similar elevation to The How, i.e. towards the top of the escarpment. In winter. After leaf fall The How is visible over the wide area as described above. See also the attached photograph taken from The New Bridges on 26th November 2012. The new build houses could therefore be expected to be higher than the adjacent trees, especially as tree felling is necessary, changing the view for all for ever.

This new application shows many houses to be built to the south of The How, i.e. dropping down the escarpment the further south they are. It is significant the application does not include contour detail to allow an assessment of the tiering of the houses to be assessed. Not only will the houses be visible, many street lights will be as well.

The Society consider the application should be refused, it is overdevelopment, Should permission be granted it should be a requirement that:

- All facades, brickwork, tiles and windows visible from Hemingford Meadow to be built with neutral coloured finishes. In order to limit their visibility.
- The provision of new trees to be included in order to ensure that as existing trees reach the end of their life replacements are already in place.
- As the site does not lie within a conservation area, works to trees should be subject to approval as if the area was within the St Ives Conservation Area.
- All external lighting to be shaded and fitted horizontally to prevent glare. The provision of movement detectors be required together with a requirement to prohibit 'continuously on' lighting.
- Connectivity to the adjacent new and proposed houses, especially by footpath and cycleway, be included.
- All vehicle traffic, other than to The How Lodge area, be required to access the site via Brownlow Road and Knights Way. That connection having been made as a Planning Inspector's requirement for that development.

PL93.00 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 13 November 2019 are confirmed as a correct record and be signed by the Chairman.

PL94.00 PROPOSED FOOTPATH AT ALABAMA WAY

Members received notification of appeal against the decision of Cambridgeshire County Council not to record the footpath on the definitive county map.

RESOLVED: PL94.01 that the information be received and noted.

PL94.02 that the reasoning behind the County Council's decision be investigated.

PL94.03 that no further comment be made on the application.

PL95.00 ADOPTION OF LOCAL PLAN

Consideration was given to information from Huntingdonshire District Council.

RESOLVED: PL95.01 that the information be received and noted

PL95.02 that Councillor Drye be appointed to attend the Workshop session on 4 December 2019.

PL96.00 CAMBRIDGESHIRE AND PETERBOROUGH MINERALS AND WASTE PLAN

Members received information on the latest consultation.

RESOLVED: that discussion on the item be deferred until the next meeting.

PL97.00 PLANNING APPLICATIONS

The following applications were considered by the Planning Committee:

PL97.01 19/02165/FUL
Internal alterations to form lobby and under-stair store
Cromwell Surgery
Cromwell Place
St Ives

RECOMMENDATION: Observation
The Committee has no further comments to make on this application.

PL97.02 19/02183/FUL
Proposed second storey extension over existing garage
6 Windsor Close
St Ives

RECOMMENDATION: Approval
Scale of development in keeping with the site and similar properties in the area. No adverse impact on the street scene.

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PL97.03 19/02272/FUL

Part conversion of existing restaurant (A3) to 2no one bedroom flats (C3) and continued use of part of existing restaurant (A3) for the sale of food for consumption on or off the premises

3A Station Road
St Ives

RECOMMENDATION: Approval.

The Committee approves the keeping of a town centre building in active use.

Provision of a bin store and cycle parking is welcomed

PL97.04 19/02280/FUL

Refurbishment and extension of The Lodge and its retention as a single dwelling and the erection of buildings to provide 33 dwellings (34 total) including 9 affordable units, upgrading of access drive and associated hard and soft landscaping

Land north of The How
Houghton Road
St Ives

RECOMMENDATION: Refusal

Overdevelopment

There has been no consultation by the developer as recommended in the National Planning Policy Framework.

Out of keeping with the St Ives West Strategy in the HDC Local Plan in that houses are on the downward slope of The the hill and not limited to above the ridge line.

No balloon test has been conducted to assess visual impact.

Concerns about the visual impact of external lighting and impact on the wildlife of the surrounding area.

An equivalent number of replacement trees should be planted.

There should be pedestrian and cycle links to adjacent housing, co-ordinated with adjacent sites to create footpaths.

Concerns about additional traffic and particularly right turning traffic during development

The site is adjacent to a SSI site and should therefore have enhanced protection regarding views, lighting and trees

PL97.05 19/02023/FUL

Single storey rear extension
9 Ramsey Road
St Ives

RECOMMENDATION: Approval.

No adverse impact on street scene

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PL98.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION

No meetings are due at the present time.

Chairman:

Date: 11 December 2019

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**ST IVES TOWN COUNCIL PLANNING COMMITTEE: 11 December 2019
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT**

App No & Date Reg	Name and Address of Applicant/Agent	Proposal and Location	Available to view:-
19/02128/FUL 20/11/2019	Miss Diana Tujeva 31 Walnut Tree Drive Huntingdon PE29 7YT	Change the use from car sales to hand car wash 34A East Street St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PZRKWZIKH0L00
19/02391/PIP 26/11/2019	Mr T Sharratt Sisco Architecture Ltd 18 The Broadway St Ives	Permission in principle for one new dwelling 44 Edinburgh Drive St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q1J9EFIK0EC00
19/02392/FUL 04/12/2019	Mrs Uddin JPT Design Consultants Ltd The Studio 23 Halifax Road Upper Cambourne CB23 6AX	Single storey rear and side extension and erection of porch 1 Alabama Way St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q1JBDRIKHPO00
19/02446/TRCA 04/12/2019	Mrs Lain Eastern Landscape Service Limited 27 High Street Cottenham CB24 8SA	8no Leyland cypress around garden - crown lift by approximately 1-1.5m to clear various structures but retain screen on tree at end of front parking space. 2. Plane – repollard Quiet Waters The Broadway St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q1VW6TIKHUU00

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Cambridgeshire and Peterborough Minerals and Waste Local Plan: Proposed Submission Plan Consultation - 15 November 2019 to 09 January 2020

Cambridgeshire County Council and Peterborough City Council (we) are preparing a joint Minerals and Waste Local Plan (MWLP) which will replace the current adopted joint plans.

This new MWLP looks forward to cover the period to 2036, and considers the land use planning policies and allocations that are needed to guide minerals and waste management development over this period in Cambridgeshire and Peterborough. It also considers the provision we need to make in order to ensure that there is a continuity in the supply of mineral to support planned growth; as well as sufficient capacity to manage all types of waste which will be arising from development, and existing and new communities.

We are writing to inform you that we are consulting on the **Proposed Submission** version of the joint **Minerals and Waste Local Plan**, and that between the dates set out below you can make representations on this document. This consultation is undertaken under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The consultation starts **9:00am on 15 November 2019** and closes at **11:59pm on 09 January 2020**.

The Proposed Submission Plan, along with a number of supporting documents, including a Sustainability Appraisal and a Proposed Submission Policies Map, are available to view online at cambridgeshire.gov.uk/mwlp or peterborough.gov.uk/mwlp.

Details of how to make representations, including accompanying guidance, can also be found online.

The Proposed Submission Plan and supporting documents are also available to view at the following offices:

Cambridgeshire County Council

and,

Peterborough City Council

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