



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: 02 January 2020

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 8 January 2020** in the Town Hall St Ives at **7:00pm**.

Alison Benfield BA(Hons) FSLCC
Town Clerk

AGENDA

PL108.00 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

PL109.00 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.

PL110.00 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.

PL111.00 MINUTES

To confirm as a correct record the Minutes of the Meeting of the Planning Committee held on 11 December 2019 (copy herewith).

PL112.00 PLANNING APPLICATIONS

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

PL113.00 APPLICATION 17/00931/OUT - Land West of St Ives Caravans Old Ramsey Road

To receive notification of Appeal Hearing on the above application, to be held on 8 January 2020 (copy herewith).

PL114.00 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 11 December 2019**

Present:

Chairman: Councillor N Dibben

Vice-Chairman: Councillor D Rowe

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

In attendance:

Committee Clerk: S Rawlinson

PL99.00 APOLOGIES FOR ABSENCE

Apologies were received from Councillor T Drye (Personal).

PL100.00 DECLARATIONS OF INTEREST

Application 19/02392/FUL - All Members - Non pecuniary interest as the agent is a tenant of the Town Hall.

Application 19/02128/FUL - Councillors J Tiddy, P Hussain and D Rowe - Non pecuniary interest as the applicant is an acquaintance.

PL101.00 PUBLIC PARTICIPATION

The Civic Society of St Ives submitted the following comments:

19/02128 - 34A East Street - This proposal for change of use has very little detail. Consequently it is not possible to support. Vehicles waiting in East Street and additional crossing of the footpath are immediate concerns.

For the Society, acceptability depends on sufficient parking and turning space being provided wholly within the site. The control of equipment noise, recycling of water, and ensuring there is no water spray carried to East Street.

19/02391/PIP - land adjacent to 44 Edinburgh Drive - Both Nr 44 and 46 Edinburgh Drive are single storey dwellings. Use of the proposed site will result in the loss of Nr 44's garage and an off-road parking place. Whilst many dwellings locally do not have off road parking they do have an off road garage block. Positioning of the proposed dwelling should not adversely affect the adjacent Nr 46 Edinburgh Drive.

The Society will be pleased if provision of on-site parking, and/or cycle storage together with bin stores, in line with Huntingdonshire's Design Guide, is a condition for both properties.
19/02392 - 1 Alabama Way

This new application with pitched, rather than flat, roofs is preferable to the previous one. Currently refuse bins are stored in full view of the street, the provision of a bin store in line with Huntingdonshire's Design Guide will be welcomed.

PL102.00 PRESENTATION FROM DEVELOPERS

The Chairman welcomed the developers of the former Vindis site to the meeting (Mr David Mead and Mr Carl Sutton of Partners in Planning).

Chairman's
Initials

Plans were presented to the meeting which detailed the proposed development. The site had been included in the second draft of the Local Plan but had been taken off in the final submission to the Planning Inspectorate due to objections from the Environment Agency regarding flooding.

Partners in Planning had addressed these concerns by working with HDC and the Environment Agency. It was too late for the site to be included in the Local Plan but HDC were happy for it to be developed if the Environment Agency were satisfied.

Flooding from the river and drainage were the main concerns. The site was inside the flood defences.

The footprint of the new buildings would be no greater than the footprint of the existing buildings on the site, approx 20,000 sq ft. There would be 100 units in total. Consultations would be held with Fenstanton and Hemingford parishes and a planning application would be submitted following these.

Responding to questions, Mr Mead informed Members that the pond would remain as existing; a footpath linking the fronts of properties would be built which would run inside the hedge with access points in several locations; a Transport Assessment and Travel Plan would be undertaken; the site would have green roofs and car charging facilities; sustainable construction materials would be used; there would be mixed roof heights; a play area would be created; parking would be within the site and bins would be located within each house site and in a communal area in flats.

Members enquired if there would be any scope for some art, or similar, as this was a prominent entrance/exit to the town. Mr Mead agreed that this could be looked at.

The Chairman thanked Mr Mead and Mr Sutton for attending the meeting.

PL103.00 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 27 November 2019 are confirmed as a correct record and signed by the Chairman.

PL104.00 PLANNING APPLICATIONS

The following applications were considered by the Planning Committee:

PL104.01 19/02128/FUL

Change of use from car sales to hand car wash
34A East Street
St Ives

RECOMMENDATION:

Refusal.

Insufficient information provided on how vehicles would enter and leave the premises.

No obvious turning circle for vehicles to prevent reversing onto the main road.

Noise will impact on neighbouring residents who are 10m from the site and not 50m as stated in the documentation. Concerns about pedestrian safety - but stop very close to the site.

Information needed on water control/drainage etc.

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PL104.02 19/02391/PIP

Permission in principle for one new dwelling
44 Edinburgh Drive
St Ives

RECOMMENDATION: Observation.

Any dwelling on the site possibly needs to be a bungalow to fit in with adjacent properties.
Off site parking is required for the new dwelling and for no 44 where parking will be lost.
Require evidence of suitable storage being provided for bins and bicycles.

PL104.03 19/02392/FUL

Single storey rear and side extension and erection of porch
1 Alabama Way
St Ives

RECOMMENDATION: Approval.

The change to a pitched roof is an improvement.
Would request information on bin storage and confirmation of position of bin store.

PL104.04 19/02446/TRCA

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

RECOMMENDATION: Approval. There is no objection to this application.**PL105.00 CAMBRIDGESHIRE AND PETERBOROUGH MINERALS AND WASTE PLAN**

It was noted that none of the sites concerned were near to St Ives.

RESOLVED: that no comment be submitted on the consultation.

PL106.00 LOCAL PLAN

As Councillor Drye who had attended the meeting was not present, it was agreed to defer the item to the next meeting.

PL107.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION

There were no matters relating to St Ives.

Chairman:

Date: 8 January 2020

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**ST IVES TOWN COUNCIL PLANNING COMMITTEE: 8 January 2020
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT**

App No & Date Reg	Name and Address of Applicant/Agent	Proposal and Location	Available to view:-
19/02480/TRCA 06/12/2019	Roundacre (St Ives) Robert Yates 52 Milway Northampton NN5 6ES	Remove 4 no Lime Trees Replace with 4 no Whitebeam trees Street Record River Place St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q22ZL9IKHXU00
19/02299/FUL 06/12/2019	Nova Performance 5 Sandringham Drive St Ives PE27 2YS	Change of use from B1 (light industrial), B2 (general industrial) and B8 (storage and distribution) to a D2 Gym 9 Enfield Court St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q0X0OPIKHH300
19/02377/FUL 05/12/2019	Mr Iqbul Hussain Mr Richard Biddle 60 Maytrees St Ives PE27 5WZ	To construct a single storey extension to the side and rear of dwelling 18B Houghton Road St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q1FDP2IKHO600
19/02401/S73 06/12/2019	Wincelle Solar Limited Quintas Energy Ltd Suite C 3rd Floor 3 Harbour Exchange Square Canary Wharf London E14 9GE	Variation of condition 2 of 17/00483/S73 to provide for a 10 year extension in the planning permission of the life of the Solar Farm Solar Farm Wiggin Hill Old Ramsey Road St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q1L3FMIKHQK00
19/02402/S73 06/12/2019	Wincelle Solar Limited Quintas Energy Ltd Suite C 3rd Floor 3 Harbour Exchange Square Canary Wharf London E14 9GE	Variation of condition 2 of 17/00484/S73 to provide for a 10 year extension in the planning permission of the life of the Solar Farm Solar Farm Wiggin Hill Old Ramsey Road St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q1L66RIKHQN00
19/02453/FUL 10/12/2019	Mr and Mrs T Drye PJ Townsend Associates 12 Hill Rise St Ives	Part demolition of existing UPVC conservatory and reconstruction utilising existing base (extends beyond the rear wall 4.2 max height 3.6m height to eaves 2.7m) 8 Salisbury Close St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q1W70LIK0EC00

19/02513/TRCA 18/12/2019	Mr Rob Morris Cambridge Trees Ltd 34a St Ann's Lane Godmanchester	T1 & T2 Apple: reduce crowns by 2.5 metres T3 Crab Apple: fell to ground level 2 The Drive St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q2C90MIKI0Q00
19/01809/FUL 18/12/2019	Ms Sinh Nguyen O&D Property Consulting Ltd 9 The Tannery Dehavilland Close Buntingford	Retrospective change of use from web design/print shop (A1) to nail salon (sui generis) 5 Foundry Walk St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PXKKJLIK64X00
19/01751/FUL 12/19/2019	Mr Stuart Johnson 57 Norfolk Road Huntingdon	Change of use from A1 (retail) to A3 (food and drink) 7 Kings Hedges St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PX8ZQ6IKG0200
19/02501/FUL 20/12/2019	Mr Kym Moussi Mr Richard Biddle 60 Maytrees St Ives	Demolition of existing conservatory and erection of single storey rear extension 1 Hogarth Close St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q28XKEIKHZF00
19/02478/FUL 23/12/2019	Mr Waters 43 Needingworth Road St Ives	Replacement roof to existing garage 43 Needingworth Road St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q21XMIKHXF00
19/02561/FUL 23/12/2019	Mr and Mrs Stace JK Architecture The Gables Bury Road Ramsey	Proposed two storey extension to side 32 Beech Drive St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q2PFX6IK00S00
19/02541/FUL 23/12/2019	Mrs Salma Muzaffar Biddleco 60 Maytrees St Ives	Demolish existing garage and construct a single storey extension at the rear of the property 34 The Pound St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q2I9OTIKI3H00



Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN

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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

17th December 2019

Dear Sir/Madam,

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 the above appeal which has been made to the Secretary of State in respect of the above site and to my previous letter(s) regarding the appeal. 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. An Inspector appointed by the Secretary of State to determine this matter will attend at Civic Suite 0.1A Pathfinder House, St Marys Street, Huntingdon, Cambs PE29 3TN on 8th January 2020 to start at 10.00am. ;

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. You may as consultee, wish to attend the hearing and at the Inspectors discretion participate in the discussion.

The original planning application and appeal documents can be viewed via Public Access from the Council Website www.huntingdonshire.gov.uk/planning or if you wish you may visit the Customer Service Centre at Pathfinder House, St Marys Street, Huntingdon, PE29 3TN to view documents from a computer during normal office hours.

If you wish to view the 'Guide to taking part in planning appeals' see the Planning Inspectorate web site www.planning-inspectorate.gov.uk. If you require any further information regarding this appeal then you can contact Row Lyons on Tel (01480)388418 or the case officer dealing with it, Peter

Baish on Tel.(01480)388680. Please note that when made, the decision will be published on the Planning Portal.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Jacob Jaarsma', with a horizontal line underneath the name.

Jacob Jaarsma
Planning Services Manager
Huntingdonshire District Council