



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: 16 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 22 January 2020** in the Town Hall St Ives at **7:00pm**

Alison Benfield BA(Hons) FSLCC
Town Clerk

AGENDA

PL115.00 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

PL116.00 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.

PL117.00 PRESENTATION FROM DEVELOPERS

To receive presentation from Carter Jonas on proposed development of land at Somersham Road (copy herewith).

PL118.00 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.

PL119.00 MINUTES

To confirm as a correct record the Minutes of the Meeting of the Planning Committee held on 8 January 2020 (copy herewith).

PL120.00 COMMUNITY INFRASTRUCTURE LEVY

To receive CIL payments statement for 2018/19 (copy herewith).

PL121.00 PLANNING APPLICATIONS

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

PL122.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION

To receive updated information from the local planning authority(if any).

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06 DEC 2019

Carter Jonas

Ms Alison Benfield
 Clerk to St Ives Town Council
 Town Hall
 Market Hill
 The Old Riverport
 St Ives
 Cambridgeshire
 PE27 5AL

One Station Square
 Cambridge
 CB1 2GA

T: 01223 368771
 F: 01223 346627

Your ref:
 Our ref: 5548149v1

05 December 2019

Dear Ms Benfield,

PROPOSED DEVELOPMENT OF LAND AT SOMERSHAM ROAD, ST IVES

I write on behalf of Hallam Land Management Ltd further to our previous engagement with the Town / Parish Council and to let you know that we are preparing an outline planning application for the land outlined in red on the site location plan that accompanies this letter.

The planning application follows on from the allocation of the site for employment development in the Huntingdonshire Local Plan 2035 with which you will be familiar.

The application site is 4.6 ha in area and smaller than the allocated site due to flood plain constraints. The planning application (with all matters reserved except for access) will be for the provision of up to 8,400 sq.m (gross external area) of B1 (research & development and light industry) and/or B2 (general industrial) floorspace. Access (pedestrian, cycle & vehicular) will be taken from Somersham Road. A Development Framework Plan also accompanies this letter and illustrates where we anticipate built development will be located within the site and how access will be secured to it.

We expect to submit the planning application to Huntingdonshire District Council early in 2020 who will undertake statutory consultation with the Town / Parish Council on the scheme. Prior to that we will be submitting a request for the Council to formally adopt a Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

We have previously attended meetings of the Town / Parish Council to brief Councillors on our proposals and would be happy to do so again if that would help. In the meantime, should you have any questions about the scheme or the process then please do not hesitate to contact me and I shall endeavour to assist.

Yours sincerely,

Mark Hyde MRTPI PIEMA

NOTES
 This drawing is the property of fpcr Environmental and Design. All rights reserved. It is not to be used for any other purpose without the written consent of fpcr Environmental and Design Ltd.
 All dimensions are to be confirmed on site. Dimensions are given in metres unless otherwise stated.
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KEY

	Allocation Site Stc
	Site Application Boundary
	E 6m
	4.5m



Hallam Land Management
 Land at Somersham Road
 St Ives, Cambridgeshire

1:1000 @ A1
 28 November 2019
6949-L-101 C

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 2000 High Street
 Cambridge CB2 3RQ
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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 8 January 2020**

Present:

Chairman: Councillor N Dibben

Vice-Chairman: Councillor D Rowe

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

In attendance:

Committee Clerk: S Rawlinson

PL108.00 APOLOGIES FOR ABSENCE

An apology was received from Councillor J Davies (HDC commitment).

PL109.00 DECLARATIONS OF INTEREST

Application 19/02453 - All Members - Other interest - as the applicant is a member of St Ives Town Council.

Application 19/02541 - Councillor P Hussain - Other interest as the applicant is a relative.

PL110.00 PUBLIC PARTICIPATION

No persons present wished to address the meeting.

PL111.00 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 11 December 2019 are confirmed as a correct record and signed by the Chairman.

PL112.00 PLANNING APPLICATIONS

The following applications were considered by the Planning Committee:

PL112.01 19/02480/TRCA

Remove 4 no Lime Trees, replace with 4 no Whitebeam trees.

Street Record

River Place

St Ives

RECOMMENDATION: Approval

In principle. There is no justification given for replacement of the trees. The advice of the Arboricultural Officer is requested on this.

PL112.02 19/02299/FUL

Change of use from B1 (light industrial), B2 (general industrial) and B8 (storage and distribution) to a D2 Gym

9 Enfield Court

St Ives

RECOMMENDATION: Approval

The Committee welcomes this useful amenity which could contribute to healthy living.

Chairman's
Initials

PL112.03 19/02377/FUL

To construct a single storey extension to the side and rear of dwelling
18B Houghton Road
St Ives

RECOMMENDATION: Approval
Appropriate scale of development for the site.

PL112.04 19/02401/S73

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

RECOMMENDATION: Approval
There are no objections to the granting of this extension

PL112.05 19/02402/S73

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

RECOMMENDATION: Approval
There are no objections to the granting of this extension

PL112.06 19/02453/FUL

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

RECOMMENDATION: No comment
The Committee has no comment to make as the applicant is a member of St Ives Town Council.

PL112.07 19/02513/TRCA

T1 & T2 Apple, reduce crowns by 2.5 metres T3 Crab Apple: fell to ground level
2 The Drive
St Ives

RECOMMENDATION: Observation
No justification for removal is given. The Committee would request that a replacement tree is provided.

PL112.08 19/01809/FUL

Retrospective change of use from web design/print shop (A1) to nail salon (sui generis)
5 Foundry Walk
St Ives

Chairman's
Initials

RECOMMENDATION: **Approval**
No adverse impact on the street scene.

PL112.09 19/01751/FUL
Change of use from A1 (retail) to A3 (food and drink)
7 Kings Hedges
St Ives

RECOMMENDATION: **Approval**
The Committee welcomes the formalising of the change of use.

PL112.10 19/02501/FUL
Demolition of existing conservatory and erection of single storey rear extension
1 Hogarth Close
St Ives

RECOMMENDATION: **Approval**
Appropriate scale of development for the site.

PL112.11 19/02478/FUL
Replacement roof to existing garage
43 Needingworth Road
St Ives

RECOMMENDATION: **Approval**
Appropriate scale of development for the site.

PL112.12 19/02561/FUL
Proposed two storey extension to side
32 Beech Drive
St Ives

RECOMMENDATION: **Refusal**
Houses in this road have a distinct semi-detached appearance. This extension, if approved and repeated by other residents, would result in a terracing effect. Out of keeping with the street scene.

PL112.13 19/02541/FUL
Demolish existing garage and construct a single storey extension to the rear of the property
34 The Pound
St Ives

RECOMMENDATION: **Approval**
Appropriate scale of development for the site. Minimal impact on the street scene.

PL113.00 APPLICATION 17/00931/OUT - LAND WEST OF ST IVES CARAVANS
Members received notification that the application had gone to appeal.

RESOLVED: that the information be received and noted.

Chairman's
Initials

PL114.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION

It was noted that Application 18/01922 - Observatory at 11 Garden Close - had been referred to appeal.

Chairman:

Date: 22 January 2020

DRAFT

Chairman's
Initials

ST IVES TOWN COUNCIL

Community Infrastructure Levy Statement 2018/19

Details	Note No *	£
CIL Receipts for reported year		
Cash	1	47733.81
Total CIL receipts for reported year	1	47733.81
Details of any notices received in accordance with regulation 59E, including-		
The total value of CIL receipts subject to the aforementioned notices during the reported year	2	0.00
The total value of CIL receipts subject to the aforementioned notices in any year that has not been paid to the relevant charging authority by the end of the reported year.	2	0.00
Total value of CIL receipts subject to aforementioned notices for reported year		0.00
Total CIL receipts for reported year retained at end of year	3	47733.81
CIL receipts from previous years retained	3	64531.74
Total Amount of CIL receipts retained for reported year		112265.55
Expenditure on infrastructure	4	1251.26
Total CIL expenditure for reported year	4	1251.26
Summary of CIL expenditure during the reported year including:		
The amount of CIL to which an infrastructure payment relates (Please list each payment individually)	5	0.00
The item of infrastructure to which the above payment relates and criteria * (a) or (b). a) <i>The provision, improvement, replacement, operation or maintenance of infrastructure: or</i> b) <i>Anything else that is concerned with addressing the demands that development places on an area.</i>	5	INSERT DETAILS IN BOX BELOW
<p>Rubbish bins £560.28 Repayment to HDC for 15/00332/ful £698.98</p>		

Notes

- 1 Regulation 62A 2(a) of the Community Infrastructure Levy Regulations 2010 (as amended) requires a local council to report the total CIL receipts for the reported year
- 2 Regulation 62A 2(d) of the Community Infrastructure Levy Regulations 2010 (as amended) requires a local council to report details of any notices received in accordance with regulation 59E¹, including
 - (i) The total value of CIL receipts subject to notices served in accordance with regulation 59E during the reported year
 - (ii) The total value of CIL receipts subject to a notice served in accordance with regulation 59E in any year that has not been paid to the relevant charging authority by the end of the reported year.
- 3 Regulation 62A 2(e) of the Community Infrastructure Levy Regulations 2010 (as amended) requires a local council to report details of the total amount of:
 - (i) CIL receipts for the reported year retained at the end of the reported year; and
 - (ii) CIL receipts from previous years retained at the end of the reported year.
- 4 Regulation 62A 2(b) of the Community Infrastructure Levy Regulations 2010 (as amended) requires a local council to report the total CIL expenditure for the reported year
- 5 Regulation 62A 2(c) of the Community Infrastructure Regulations 2010 (as amended) requires a local council to provide a summary of CIL expenditure during the reported year including
 - (i) The items to which CIL has been applied; and
 - (ii) The amount of CIL expenditure on each item.

Please state under which criteria the funds have been spent (a) or (b).

- (a) *the provision, improvement, replacement, operation or maintenance of infrastructure: or*
- (b) *anything else that is concerned with addressing the demands that development places on an area.*

¹ Regulation 59E covers notices served by Huntingdonshire District Council (HDC) on the Town or Parish Council requiring it repay some or all of the CIL receipts where HDC believes some or all of the CIL received by the Town or Parish Council has not been spent in accordance with the regulations to support the development of its area within 5 years of receipt or has been applied not in accordance with the regulations as stated at Regulation 59C.

**ST IVES TOWN COUNCIL PLANNING COMMITTEE: 22 January 2020
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT**

App No & Date Reg	Name and Address of Applicant/Agent	Proposal and Location	Available to view:-
20/00033/TRCA 08/01/2020	Mrs Joanna Lewis Cambridge Trees Ltd 34a St Ann's Lane Godmanchester	Lawson's Cypress - Fell to ground level Cemetery Westwood Road St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q3SHKXIKI1700
19/01840/FUL 08/01/2020	Mr and Mrs Walters Mr Gino Melanie 35 Beauchamp Close Eaton Socon St Neots	Proposed 2 storey rear extension 5 High Leys St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PXQ1UBIKG7L00
20/00038/ FULTDC 13/01/2020	Indigo Cariad Ltd Sisco Architecture Ltd 18 The Broadway St Ives	Technical details application for a proposed 3-bedroom dwelling and associated access following approval of planning in principal application 19/01963/PIP Land north east of 7 California Road St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q3SQ2ZIKI1000

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