



St Ives Town Council

Twinned with Stadtallendorf

Town Clerk: Alison Benfield BA (Hons) FSLCC

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Issued: 7 February 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 12 February 2020** in the Town Hall St Ives at **7:00pm**.

Alison Benfield BA(Hons) FSLCC
Town Clerk

AGENDA

- PL123.00 APOLOGIES FOR ABSENCE**
To receive and note apologies for absence.
- PL124.00 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.
- PL125.00 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.
- PL126.00 MINUTES**
To confirm as a correct record the Minutes of the Meeting of the Planning Committee held on 22 January 2020 (copy herewith).
- PL127.00 PLANNING APPLICATIONS**
To consider the attached list of Planning Applications received (copy herewith).
- PL128.00 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 22 January 2020**

Present:

Chairman: Councillor N Dibben

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

In attendance:

Amenities Manager: C Allison

Admin Apprentice: E Egginton

PL115.00 APOLOGIES FOR ABSENCE

An apology was received from Councillor D Rowe (business commitment).

PL116.00 DECLARATIONS OF INTEREST

No declarations were made.

PL117.00 PRESENTATION FROM DEVELOPERS

The Chairman welcomed Mark Hyde of Carter Jonas and Tom Thornewill of Hallam Land Management to the meeting to present their proposals for the development of land at Somersham Road.

Plans were presented to the Meeting which detailed the proposed development which would comprise all industrial units with no housing.

The two key issues with the site - flooding and transportation - were subject to discussions with the District and County Councils. A full transportation assessment had been carried out to highlight any environmental impact.

The developers stated they were looking to add provision of a pedestrian crossing on Somersham Road which would link the site with the nearby residential areas.

Members requested that they look at the possibility of adding a turning lane to access the site.

The Chairman thanked them for attending the meeting and presenting their proposals.

PL118.00 PUBLIC PARTICIPATION

The Civic Society of St Ives made the following comments:

Application 20/00038 - Land north east of 7 California Road - HDC's Officer Report prior to the issue of the Permission In Principle made pertinent comments in the Design section. The drawings as submitted do not allow a judgement to be made about the prominence and obtrusiveness of the proposal within the street scene.

Given the high ridge line proposed it is very likely the ridge will be higher than the adjacent properties. This will be very intrusive. Drawings showing the mass and heights of the adjacent properties are required before a judgement may be made. However, the Society consider either a single level or chalet bungalow would better meet the concerns of the planning officer. The location shown for the storage of refuse bins is not ideal. The Society would be pleased if bins are not stored to the front of the property.

Chairman's
Initials

Comparison of the existing and proposed Site Plans show the boundary between Nr 2 Michigan Road and the site is to be adjusted. This will limit parking spaces on the property. Proposals for parking at Nr 2 should be included in the application.

Proposed development at Somersham Road - Would the developers consider the option of linking their access with a roundabout or ring road to join up with the existing Compass Point roundabout, Marley Road and Hill Rise?

Application 20/00033 - Felling of Cypress Tree, Westwood Road Cemetery - A Churchwarden at All Saints Church stated that the cemetery land was owned by the Church and maintained by the Town Council. A faculty would be required to permit felling of the tree in question.

PL119.00 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 8 January 2020 are confirmed as a correct record and signed by the Chairman.

PL120.00 COMMUNITY INFRASTRUCTURE LEVY

Members were in receipt of CIL payments statement for 2018/19.

RESOLVED: that the information be noted and presented to the next Council meeting.

PL121.00 PLANNING APPLICATIONS

The following applications were considered by the Planning Committee:

PL121.01 20/00033/TRCA

Lawson's Cypress – Fell to ground level
Cemetery
Westwood Road
St Ives

RECOMMENDATION: Refusal.

The tree is not under the control of the applicant. A faculty is required as it is in a cemetery. The area is managed by St Ives Town Council - 2018 Survey did not identify any work required. Council policy is to protect trees and not remove unless necessary. It is noted that there is insufficient evidence for felling and that the tree is older than the surrounding houses.

PL121.02 19/01840/FUL

Proposed 2 storey rear extension
5 High Leys
St Ives

RECOMMENDATION: Approval.

Appropriate scale of development for the site.

PL121.03 20/00038/FULTDC

Technical details application for a proposed 3-bedroom dwelling and associated access following approval of planning in principle application 19/01963/PIP
Land north east of 7 California Road
St Ives

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RECOMMENDATION:**Refusal.**

The development does not respect the building line of other houses in the road. Adverse impact on the street scene. Building elevation on California Road is nearly solid brick wall and no security benefit due to overlooking. There are no sections in the plans which should be provided to judge scale against adjacent properties.

PL122.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION

There were no matters relating to St Ives.

Chairman:

Date: 12 February 2020

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**ST IVES TOWN COUNCIL PLANNING COMMITTEE: 12 February 2020
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT**

App No & Date Reg	Name and Address of Applicant/Agent	Proposal and Location	Available to view:-
20/00011/FUL 06/02/2020	Mr Mark Schwier ML Planning Consultancy Ltd 5 Bobbin Mill Cottages Stubbins Lane Claughton on Brock Preston PR3 OPL	Agricultural storage building (crop sprayer, bunded shed) Burleigh Hill Farm St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q3JB2DIKIFB00
20/00154/PCB 23/01/2020	BT Payphones 4th Floor Monument 11-13 Great Tower Street London	BT Public Payphone Removal Great Farthing Close St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q4K6KKIK0EC00
20/00153/PCB 23/01/2020	BT Payphones 4th Floor Monument 11-13 Great Tower Street London	BT Public payphone removal Ramsey Road St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q4K6FZIK0EC00
20/00191/TREE 28/01/2020	Mandy Burgess Dellar Tree Services 30A Thistle Green Swavesey CB24 4RJ	Oak (T1) - Crown reduce by 2-3m and remove deadwood to reduce overhang and excessive shading in neighbouring gardens Old Spot House Pig Lane St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q4T524IKIWY00
20/00140/TREE 29/01/2020	Mr Gibson Eastern Landscape Service Limited 27 High Street Cottenham CB24 8SA	1. Leyland cypress - fell to ground level. 2. Pine - crown thin 15% and remove dead wood. 3. Norway Maple - fell to ground level. 4. Sycamore - remove ivy. 5. Portugal Laurel - reduce lateral spread by 2m both left and right and reduce height 1.5m. 6. Sycamore - crown thin 20%, crown lift additional 3m. 7. Norway Maple - crown thin 20%, crown lift additional 3m. 8. Norway Maple - retain lowest suckers for screen. Remove ivy and dead wood. Crown thin 20% 8 Bury Close St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q4IC6HIKISR00

20/00029/FUL 03/02/2020	Mr and Mrs E King P J Townsend Associates 12 Hill Rise St Ives	Single storey front and two storey side extension 30 Burstellers St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q3S2ZEIK0FS00
20/00136/FUL 03/02/2020	Mr C Holland CE Ashton and Sons 16 Westwood Road St Ives PE27 6DH	First floor extension on existing ground floor extension. Re-building of existing conservatory to same size 5 Burleigh Road St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q4I3G5IKODP00
20/00049/FUL 03/02/2020	Mr Mark Schwier ML Planning Consultancy Ltd 5 Bobbin Mill Cottages Stubbins Lane Claughton on Brock Preston PR3 OPL	Agricultural storage building (straw) Burleigh Hill Farm St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q3WFARIKIK800
20/00227/TREE 2/3/2020	Business Park Management Ltd Cambridge Trees Ltd 34a St Ann's Lane Godmanchester	Tree Works (as per table submitted) Linx House 8 Stocks Bridge Way St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q50JOVIKJ0300
20/00072/FUL 2/3/2020	Mr Mark Schwier ML Planning Consultancy Ltd 5 Bobbin Mill Cottages Stubbins Lane Claughton on Brock Preston PR3 OPL	Agricultural Storage Building (grain) Burleigh Hill Farm St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q41ZDKIKIMK00
20/00076/FUL 2/4/2020	Management Committee for the Mosque Biddleco 60 Maytrees St Ives PE27 5WZ	Proposed first floor extension and two storey rear extension Jamia Mosque Needingworth Road St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q43IQXIKIMW00