



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: 20 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 26 February 2020** in the **Town Hall St Ives at 7:00pm**.

Alison Benfield BA(Hons) FSLCC
Town Clerk

AGENDA

- PL129.00 APOLOGIES FOR ABSENCE**
To receive and note apologies for absence.
- PL130.00 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.
- PL131.00 UPDATE FROM DEVELOPERS: WYTON HILL GARDENS**
To receive update on the proposed development at Wyton Hill Gardens (copy herewith). *Representatives from Engie will be in attendance.*
- PL132.00 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.
- PL133.00 MINUTES**
To confirm as a correct record the Minutes of the Meeting of the Planning Committee held on 12 February 2020 (copy herewith).
- PL134.00 PLANNING APPLICATIONS**
To consider the attached list of Planning Applications received (copy herewith).
- PL135.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION**
To receive updated information from the local planning authority(if any).



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February 2020

ENGIE revise their plans for Wyton

ENGIE have announced that they are adding to their plans for the former Wyton airfield in response to local and stakeholder consultation. ENGIE, who are developing the brownfield site into a vibrant and sustainable new mixed-use neighbourhood, will improve their plans to include a new primary school and more family homes.

Wyton Hill Gardens, as the development will be known, is the first phase of a redevelopment at Wyton airfield and will deliver low energy employment space ("TechPark Zero"), community facilities, neighbourhood retail, good quality and accessible housing as well as improvements to local highways and sustainable transport infrastructure.

Wyton Hill Gardens has been designed as the first phase of a wider masterplan to redevelop the former Wyton airfield. The new neighbourhood will deliver employment space and housing, which will help meet local need, including that associated with the confirmed expansion of non-flight technical operations at RAF Wyton and will support the existing community at Wyton-on-the-Hill. Many of the jobs created will be at a business and technology park which will focus on encouraging innovation within information & communication technology – making Wyton a centre of excellence.

Consultation for the scheme commenced in Spring 2019 and since submitting a planning application in September 2019, ENGIE has listened to additional feedback from a broad range of stakeholders. This process has identified opportunities to enhance the scheme via a new planning application. To make these changes, ENGIE will now replace their existing application with a new application that will include a new primary school and a reduced Extra Care accommodation provision to instead provide more family homes. The process of revising the proposals has already begun and the team are working up detailed designs in advance of public consultation in Spring 2020.

Wyton airfield is set to be transformed into a sustainable garden community, and ENGIE remain in an exclusive contractual agreement to deliver the first phase in accordance with the long term and stated ambitions of the Huntingdonshire District Council local plan.

ENGIE plan to consult the public in Spring 2020 on their revised proposals and begin building Wyton Hill Gardens in 2021.

Notes:

- In 2014, the airfield at RAF Wyton was identified as surplus to Ministry of Defence requirements and allocated as suitable for disposal.
- The Defence Infrastructure Organisation (DIO), part of the Ministry of Defence, have contracted with Crest Nicholson and ENGIE to develop the former Wyton airfield site. ENGIE have a contractual agreement to deliver the first phase.

About ENGIE:

ENGIE is a leading energy and services company focused on three key activities: production and supply of energy, facilities management and regeneration. Our 17,000 employees combine these capabilities for the benefit of individuals, businesses and communities throughout the UK & Ireland.

We enable customers to embrace a lower carbon, more efficient and increasingly digital world. Our customers benefit from our energy efficient and smart building solutions, the provision of effective and innovative services, the transformation of neighbourhoods through regeneration projects, and the supply of reliable, flexible and renewable energy.

ENGIE improves lives through better living and working environments. We help to balance performance with responsibility, enabling progress in a harmonious way.

Globally, the ENGIE Group employs 160,000 people worldwide and achieved revenues of €60.6 billion in 2018.

Contact:

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Newington Communications
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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 12 February 2020**

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

PL123.00 APOLOGIES FOR ABSENCE

An apology was received from Councillor T Drye (Business Commitment).

PL124.00 DECLARATIONS OF INTEREST

Application 20/00029 - All Members - Non pecuniary interest as acquaintances of the agent.

Application 20/00076 - All Members - Non pecuniary interest as the Imam of the Mosque is a former Mayor's Chaplain.

Applications 20/00011, 20/00049 and 20/00072 - Councillor J Davies - non pecuniary interest as an acquaintance of the applicant.

Application 20/00076 - Councillor P Hussain - non pecuniary interest as an attendee of the Mosque.

PL125.00 PUBLIC PARTICIPATION

The Civic Society of St Ives made the following comments:

20/00153 and 20/00154 - BT Telephone Box removal - BT have a Reasonable Needs criteria where all three tests have to be passed before a telephone kiosk is considered for removal. Only one criteria is detailed in the table of kiosks to be removed. Consequently BT have not demonstrated the kiosks meet the criteria for removal. At the least the Table should be expanded to show distance to the next nearest kiosk.

20/00029 - 30 Burstellers - The planned two storey extension will be built to within 75mm of the boundary. Should the adjacent property then be extended in a similar way the two dwellings would be effectively linked together. However, other nearby properties already have been extended in this way.

If the application were approved the Society request that a condition requires refuse bins be stored in the rear of the house.

Application 20/00029/FUL - The agent for the applicant informed members that there were several other similar extensions in the area. He had supplied a shadow map which indicated there would be minimal effects created by the new extension.

Application 20/00076/FUL - Members of the Mosque management committee confirmed that the residential accommodation was intended for the use of the Imam only.

Chairman's
Initials

PL126.00 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 22 January 2020 are confirmed as a correct record and signed by the Chairman.

PL127.00 PLANNING APPLICATIONS

The following applications were considered by the Planning Committee:

PL127.01 20/01/00011/FUL

Agricultural storage building (crop sprayer, bunded shed)
Burleigh Hill Farm
St Ives

RECOMMENDATION: Approval
Suitable design for farm premises.

PL127.02 20/00154/PCB

BT Public Payphone Removal
Great Farthing Close
St Ives

RECOMMENDATION: Further information required.
The application does not list all 3 Reasonable Needs criteria for removal of phone kiosks. The Committee requests confirmation that the kiosk meets the requirements for removal and also the distance to the nearest phone box.

PL127.03 20/00153/PCB

BT Public Payphone removal
Ramsey Road
St Ives

RECOMMENDATION: Refusal.
The phone box appears to be well used every few days, it would be prudent to retain this one.

PL127.04 20/00191/TREE

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

RECOMMENDATION: Approval.
Extent of works to be agreed with the Arboricultural Officer

PL127.05 20/00140/TREE

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.

Chairman's
Initials

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

RECOMMENDATION: Approval

Subject to Suitable replacements for the felled trees being sited within the garden area.

PL127.06 20/00029/FUL

Single storey front and two storey side extension
30 Burstellars
St Ives

RECOMMENDATION: Approval.

Appropriate scale of development.
In keeping with other extensions in the area.
No adverse impact on street scene.
The Committee welcomed the inclusion of a shadow map which was helpful in determining this application.

PL127.07 20/00136/FUL

First floor extension on existing ground floor extension. Rebuilding of existing conservatory to same size
6 Burleigh Road
St Ives

RECOMMENDATION: Approval

Appropriate scale of development for the site
Minimal impact on the street scene

PL127.08 20/00049/FUL

Agricultural storage building (straw)
Burleigh Hill Farm
St Ives

RECOMMENDATION: Approval

Suitable design for farm premises

PL127.09 20/00227/TREE

Tree Works
Linx House
8 Stocks Bridge Way
St Ives

RECOMMENDATION: Approval Subject to

Suitable replacements for the felled trees.

PL127.10 20/00072/FUL
Agricultural storage building (grain)
Burleigh Hill Farm
St Ives

RECOMMENDATION: Approval
Suitable design for farm premises

PL127.11 20/00076/FUL
Proposed first floor extension and two storey rear extension
Jamia Mosque
Needingworth Road
St Ives

RECOMMENDATION: Approval
The additional amenity for the town is welcomed.
Would request a condition be imposed that the residential accommodation is for exclusive use of the Imam and the premises would not be commercially let.

PL128.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION
There were no matters relating to St Ives.

Chairman:

Date: 26 February 2020

Chairman's
Initials

**ST IVES TOWN COUNCIL PLANNING COMMITTEE: 26 February 2020
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT**

App No & Date Reg	Name and Address of Applicant/Agent	Proposal and Location	Available to view:-
20/000197/FUL 11/02/2020	Mr and Mrs Windsor Simon Ward Architectural Design 22 The Quadrant St Ives	Single storey side extension, first floor front extension and associated internal alterations 1 Virginia Way St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q4TIVLIKIXD00
20/00240/FUL 11/02/2020	Mr Fabb JPT Design Consultants The Studio 23 Halifax Road Upper Cambourne Cambridgeshire	New 3 bed dwelling Land south of 2 Alabama Way and 1 Virginia Way St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q56ESAIKJ2500

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