



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 March 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 11 March 2020** in the **Town Hall St Ives at 7:00pm**

Alison Benfield BA(Hons) FSLCC
Town Clerk

AGENDA

PL136.00 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

PL137.00 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.

PL138.00 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.

PL139.00 MINUTES

To confirm as a correct record the Minutes of the Meeting of the Planning Committee held on 26 February 2020 (copy herewith).

PL140.00 MINERALS AND WASTE ENFORCEMENT PLAN

To give consideration to consultation (available at <https://www.cambridgeshire.gov.uk/business/planning-and-development/planning-applications/planning-enforcement-and-monitoring>)

PL141.00 PLANNING APPLICATIONS

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

PL142.00 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 26 February 2020**

Present:

Chairman: Councillor N Dibben

Councillors: P Hussain, T Drye, J Pallant

In attendance:

Amenities Manager: C Allison

PL129.00 APOLOGIES FOR ABSENCE

Apologies were received from Councillors J Davies and R Bellamy (HDC commitment), D Rowe (business commitment) and J Tiddy (Personal).

PL130.00 DECLARATIONS OF INTEREST

Application 20/00240/FUL - All Members - Other interest as the agent is a tenant of the Town Hall.

PL131.00 UPDATE FROM DEVELOPERS: WYTON HILL GARDENS

The Chairman welcomed Jo Mills, Stakeholder Manager, Development and Investment and Chris Langdon, Development and Investment Director of Engie Limited to the meeting.

Members were in receipt of statement from Engie. Mr Langdon provided an update. Engie were part of a wider vision and objectives for the area. They had pulled back from the project, undertook further engagement and were now going forward again.

Members queried the sustainability of the development and population issues. The developers confirmed their belief in zero carbon and envisaged setting that tone during Phase 1 of the works. Any impact would be mitigated, ie by sustainable transport options.

Mr Langdon confirmed that there was a master plan for the site even though other firms were handling other parts of the development.

Regarding the impact on the Marshalls proposals, the developer confirmed that Marshalls had not engaged directly with them in the matter but that they had made comments on the proposals as stakeholders.

The Chairman thanked Ms Mills and Mr Langdon for attending the meeting to provide an update to Members.

PL132.00 PUBLIC PARTICIPATION

The Civic Society of St Ives made the following comments:

20/00197 - 1 Virginia Way - The Society request that a condition be included to ensure a rubbish bin store is included.

20/00240 - Land south of 2 Alabama Way and 1 Virginia Way - At the time the estate was developed the design ethos was to include a number of small green areas to give a more open look to the estate. The land now proposed to be developed is one such area. However, just as

Chairman's
Initials

the land was originally too small for development, it remains too small now. It is overdevelopment, it will shade 1 Virginia Way and reduce winter sunshine to that property.

The Society consider the application should be refused. However, if it were approved, most of the recent hedging that now closes off this land is to be removed. If it is to remain on the vision splay to Virginia Way it should be limited in height to one metre.

PL133.00 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 12 February 2020 are confirmed as a correct record and signed by the Chairman.

PL134.00 PLANNING APPLICATIONS

The following applications were considered by the Planning Committee:

PL134.01 20/00019/FUL

Single storey side extension, first floor front extension and associated internal alterations

1 Virginia Way

St Ives

RECOMMENDATION: Approval

Appropriate scale of development

Would request a condition that a bin store be included.

PL134.02 20/00240/FUL

New 3 bed dwelling

Land south of 2 Alabama Way and 1 Virginia Way

St Ives

RECOMMENDATION: Refusal

A new dwelling in this location does not respect the building lines of adjacent streets

Concerns about loss of public green space and hedging

PL135.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION

There were no matters relating to St Ives.

Chairman:

Date: 11 March 2020

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**ST IVES TOWN COUNCIL PLANNING COMMITTEE: 11 March 2020
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT**

App No & Date Reg	Name and Address of Applicant/Agent	Proposal and Location	Available to view:-
20/00380/FUL 20/02/2020	Mr Ian Waters 43 Needingworth Road St Ives	Replacement roof to existing garage (retrospective) 43 Needingworth Road St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q5ZSRJIK0FS00
20/00285/FUL 24/02/2020	Abbey Group Number Six Limited Nene Lodge Funthams Lane Whittlesey	Demolition of existing structures and proposed erection of 105 dwellings together with associated works including a pedestrian boardwalk Vindis & Sons Low Road Fenstanton	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q5C9ZGIKJ5300
20/00369/FUL 28/02/2020	Mr Stuart Gilham Mrs Rose Gomes 40 Hollow Lane Ramsey	Single storey rear extension 5 Dovey Close St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q5XYUQIK0HH00
19/01671/FUL 02/03/2020	Barratt Homes Northampton Barratt House Sandy Way Grange Park Northampton	Full detailed application for approval of appearance, landscaping and layout for 3 units on the former Golf Club Site Land at former Golf Course Houghton Road St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PWJJBIKFRH00
20/00313/FUL 04/03/2020	Mr and Mrs Steve Beeby Mr John Trahearn 23 Stirling Road St Ives	Single storey front extension 9 St Audrey Lane St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q5KX2UIKJ7R00
20/00426/FUL 05/03/2020	Mr Russell Wyman Mr Richard Biddle 60 Maytrees St Ives	Change of use from dwelling (C3) into 2 apartments, construction of dormer window to the rear elevation 15 The Waits St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q6CP8AIKJ1800

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