

**Minutes of the Meeting of the Planning Committee of St Ives Town Council  
held via Zoom on Wednesday 27 January 2021**

**Present:**

Chairman: Councillor N Dibben  
 Vice Chairman: Councillor D Rowe  
 Councillors: J Tiddy, P Hussain, J Davies, N Wells

**In attendance:**

Houghton & Wyton PC: Mr R Baxendale, Mr P Boothman, Mrs L Dale (Clerk)  
 Abbey Group: Mr A Brand, Mr D Mead  
 Town Clerk: A Benfield  
 Amenities Manager: C Allison

**PL59.00 HOUGHTON GRANGE PHASE 2**

Aecom were not in attendance as they were finalising their consultation process and would contact the Committee in due course.

**PL60.00 DEVELOPMENT POTENTIAL FOR LAND BETWEEN ST IVES AND HOUGHTON**

The Chairman welcomed the representatives from Houghton & Wyton to the meeting. The representatives gave a short presentation outlining proposals for the field site between Houghton and St Ives.

The development of this stretch of land needed to take into account the impact on both communities. From consultation so far with the surrounding villages, it had become apparent there was no enthusiasm for the proposal put forward by Aecom. The Parish Council was seeking the support of St Ives for its alternative project.

If support was forthcoming from all neighbouring parishes, the Parish Council would contact Homes England to request that they consider the proposal and act on a best use rather than best value basis. Their proposal took a greater account of ecology and environmental interests as well as an insistence on provision of some genuinely affordable housing with preference for that being given to local people.

HDC had been contacted and a meeting with them was expected to be held shortly.

The Chairman thanked the representatives for a very informative presentation.

Members were supportive of the proposals and preferred it to the larger development proposed by Aecom.

**RESOLVED:** that a formal letter of support be sent to Houghton & Wyton Parish Council, copied to HDC and Aecom.

**PL61.00 APPLICATION 20/02104/FUL – Abbey Retail Park**

The Chairman welcomed Messrs Mead and Brand of the Abbey Group to the meeting.

Consideration of this application had been deferred pending receipt of additional information on flood levels. This had now been received.

The representatives confirmed that the floor level of their proposed building was much higher than that of surrounding premises and they were confident that the unit would not flood. The water retention measures proposed for the site would be sufficient and would be of a modular design which would not impede water flow.

Members were satisfied that the measures would not add to flood risk or have a negative impact on the surrounding area.

Chairman's  
Initials

**RESOLVED:** that confirmation be sent to HDC that, having received satisfactory assurances on flooding, the Committee now recommended approval of this application.

**PL62.00**

**APOLOGIES**

Apologies were received from Councillor T Drye (Personal) and Councillor Pallant (business commitment).

**PL63.00**

**DECLARATIONS OF INTEREST**

**Application 20/00076 - Councillors D Rowe and P Hussain** - non pecuniary interests as acquaintances of the Management Committee for the Mosque.

**Applications 20/02560 and 20/02607 – Councillor P Hussain** – non pecuniary interests as an acquaintance of the applicants.

**Application 20/02580 – Councillors N Dibben and D Rowe** – non pecuniary interests as acquaintances of the applicant.

**PL64.00**

**PUBLIC PARTICIPATION**

**Applications 20/01137/FUL and 20/01138/LBC – St Ives Beds, Free Church Passage** – the applicant informed the meeting that as the property was a listed building there were limitations on where to install windows – only at the front and rear. The internal design had been changed several times and it was considered the current proposal was the best layout available.

The Civic Society of St Ives made the following comments:

**Houghton Grange Proposals** - The Society consider the proposals put forward by Houghton and Wyton PC are preferable to the proposals of the developer, in particular the wider tree belt and the linking up of pathways. The linking should also include provision of cycleway links.

**20/02104 – Unit 6 Abbey Retail Park** - Our comments from last month remain.

These new documents do not address the cause of the site flooding in December, other than *“our view remains that the maintenance of the water course was the main factor in the flooding of our site.”* This may be correct but no proposals are made to monitor the maintenance or rather, the lack of maintenance.

The Amazi report states occupiers should *“sign up to receive these warnings”*. This statement overlooks the fact the flood warnings are based on river levels on the Great Ouse. The only event to warrant a Flood Warning in the last 3 years for the *“Wider area at risk from the River Great Ouse at St Ives”* was issued on 24 December 2020 at 18.33hrs, nearly a day after the site was flooded. **Source:** <https://floodassist.co.uk/flood-warnings/flood-area-info/cambridgeshire/052fwfgo5st2b/wider-area-at-risk-from-the-river-great-ouse-at-st-ives>

Below the sewage works Parsons Drove Drain is main river, however there is no river level station upstream of the Retail Park able to provide warnings

**20/01137 – St Ives Beds** - Some improvements are included in the revised proposals, in particular the retention of the arched windows to the ground floor. However, the ground floor revised layout is not an improvement. Flat 1 has no windows to the living rooms other than the front door. Flat 4 will receive very little sun at any time of year. There are no external storage areas and no room inside to store even a small pram. The proposal is overdevelopment. The Society consider it it is not acceptable as presently designed,

**20/02483 - 27 Warren Road** - The layout of houses on their plots in Warren road is that roof soffits, fascias and guttering often extend over the boundary of the adjacent property. Given the low slope of the roofs it is likely the total overhang to be at least 400mm. Gable end soffits and fascias were installed in the original houses, the proposal excludes these details but will look out of place on the estate as a result.

Chairman's  
Initials

It is regrettable the application does not include the adjacent house in any of the elevations. This would allow a more informed conclusion regarding the conflict between the gable wall of the proposed extension and the adjacent property. However the extension is likely to physically clash with the adjacent property. The Society consider the application is not acceptable in its present form

**20/02498 – 23 High Leys** - A dimensioned Block Plan would assist the assessment of this application. The extent to which the neighbour's windows will be restricted cannot be assessed. It seems the intention is to fill approximately half the available garden with the rear extension. The rear windows of the attached neighbour (Nr 24) will then be 'hemmed in' by the extensions to both the the applicants and Nr 25.

**20/02607 – 40 Ramsey Road** - The proposed use of this garage, for two vehicles plus bicycles, will require very careful movement of the vehicles, if they are to remain undamaged. The suggested method of driving through the garage to exit facing Ramsey Road will work only when the vehicle nearer the exit door is required first.

Given these problems the Society will be pleased if a condition is included in any permission to restrict use to normal domestic vehicle use only.

**PL65.00**

**MINUTES**

The Minutes of the Meeting held on 13 January 2021 were agreed as a correct record and would be signed by the Chairman in due course.

**PL66.00**

**PLANNING APPLICATIONS**

Consideration was given to the following applications:

**PL66.01**

**20/00076/FUL**

Proposed extension of existing building at ground floor level and construction of a first floor extension to create a two-bedroom flat  
Jamia Mosque  
Needingworth Road  
St Ives

**RECOMMENDATION:**

**Approval**

Subject to a condition that the flat is to be for the sole use of the Imam.

**PL66.02**

**20/01137/FUL and 20/01138/LBC**

Change of use from (A1) retail & (B1) office to No.4 two bedroom flats (C3). Rebuilding of east elevation façade and installation of security gate to east elevation. Installation of two larger windows to ground floor west elevation.  
St Ives Beds  
Free Church Passage  
St Ives

**RECOMMENDATION:**

**Approval**

The Committee has concerns that the internal layout is not ideal and there is a lack of windows in some areas. Retention of the original external features is welcomed.

**PL66.03**

**20/02483/FUL**

Two storey rear and first floor extension above existing garage  
27 Warren Road  
St Ives

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**RECOMMENDATION:** **Refusal**  
 Overdevelopment  
 Creation of a terracing effect which is out of keeping with the area  
 Adverse effect on street scene

**PL66.04** **20/02498/FUL**  
 Single and double rear extension, new front porch and window alterations  
 23 High Leys  
 St Ives

**RECOMMENDATION:** **Deferral**  
 Subject to receipt of a site plan to show how this extension fits in with surrounding properties

**PL66.05** **20/02532/FUL**  
 Single storey front side extension. Alterations and/or replacement of existing windows and doors  
 Slepe Lodge  
 Ramsey Road  
 St Ives

**RECOMMENDATION:** **Approval**  
 Appropriate scale of development  
 No adverse effect on the street scene

**PL66.06** **20/02533/FUL**  
 Proposed single storey and first floor rear extensions  
 The Spinneys  
 Houghton Road  
 St Ives

**RECOMMENDATION:** **Approval**  
 Appropriate scale of development  
 No adverse effect on the street scene  
 Can it be confirmed that this large extension does not create shading to neighbouring properties?

**PL66.07** **20/02560/FUL**  
 Double storey side extension and single storey extension to the rear  
 99 Burstellers  
 St Ives

**RECOMMENDATION:** **Approval**  
 Appropriate scale of development  
 No adverse effect on the street scene

**PL66.08** **20/02580/TRCA**  
 Beech tree – Fell. Overgrown and diseased  
 Westfield  
 Park Avenue  
 St Ives

**OBSERVATION:** Unable to comment as no documentation has been provided.

**PL66.09**      **20/02591/TRCA**  
 T1 – Rowan: Reduce height by 2m to improve view from upstairs window  
 2 Bridge House  
 London Road  
 St Ives

**RECOMMENDATION:**      **Refusal**  
 It is noted that the work has already been completed, which is of concern.  
 Improvement of a view is not a relevant reason for these works.

**PL66.10**      **20/02607/FUL**  
 Erection of detached garage  
 40 Ramsey Rad  
 St Ives

**RECOMMENDATION:**      **Refusal**  
 Inappropriate development which will have a significant impact on the street scene.  
 It is unlikely that the building could be used as a garage as the turning circle for access is too sharp.

**PL66.11**      **20/02624/TRCA**  
 T1 Cedar: Reduce two lower laterals by 3-4 metres and thin remaining crown by circa 25%. Remove all deadwood. This tree has suffered serious limb shedding throughout 2020. These works are to try to prevent further shedding and ultimate loss of the tree. T2 Cedar: Weight reduce heavy lower laterals by circa 3-4 metres, thin remaining crown by circa 25%. Prune back limbs from roofline of building, remove all deadwood. This tree is growing adjacent to T1, these works are to help prevent the limb shedding suffered by T1  
 3-5 Cromwell Terrace  
 St Ives

**RECOMMENDATION:**      **Approval**  
 Extent of works to be approved by the Arboricultural Officer.

**PL67.00**      **DEVELOPMENT MANAGEMENT COMMITTEE**  
 No issues relating to St Ives.

The Chairman had attended a meeting with the HDC Market Town Group earlier that day. Further information would be provided shortly.

Chairman:

Dated:

Chairman's  
 Initials