

**Minutes of the Meeting of the Planning Committee of St Ives Town Council  
held in the Corn Exchange on Wednesday 11 August 2021**

**Present:**

Chairman: Councillor N Dibben

Councillors: J Tiddy, C Smith, N Wells, J Kerr, S Mokbul, C Smith, P Hussain (ex officio)

**In attendance:**

Deputy Clerk: C Allison

Democratic Officer: S Rawlinson

**PL22.00 APOLOGIES**

Apologies for absence were received from Councillor T Drye (Personal) and Councillor D Rowe (business commitment).

**PL23.00 DECLARATIONS OF INTEREST**

**Application 21/01583 – Councillor P Hussain** – non pecuniary interest as an acquaintance of the applicant.

**Application 20/00285 – Councillor N Wells** – non pecuniary interest as an acquaintance of the contractors.

**PL24.00 PUBLIC PARTICIPATION**

**Application CCC/21/088**

A representative from the St Ives Area Road Safety Committee stated that there were major road safety issues in the area of the Envar site. It was an accident blackspot and had resulted in a fatal crash in 2019.

He produced a photograph showing a large vehicle exiting from Gate 1 at the northern end of the site. He considered that a speed reduction in this area was essential and that the County Council should conduct a risk assessment to determine how to make the road safer.

***[Councillor C Smith joined the Meeting]***

**Application 20/00285**

A resident stated that until the capacity of the pumping station on Hemingford Road was able to cope with drainage from the Vindis site, this application should be deferred.

Mr Brand of the Abbey Group spoke on the Vindis application.

The scheme had been reduced down from the original application. The properties near London Road had been removed as well as those on the eastern side of the site towards Fenstanton.

The existing pond had been extended to allow for more water retention if required. Highways and Anglian Water had been consulted on the proposed changes and appeared to be generally favourable towards them.

The site would be all electric with charging points. The cycle route would link into St Ives town centre via the old London Road access. The boardwalk proposed around the edge of the site would create a pleasing feature.

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The Chairman thanked all those who had addressed the Meeting.

**PL25.00****MINUTES**

The Minutes of the Meetings held on 23 June, 14 July and 28 July 2021 were agreed as a correct record and signed by the Chairman.

**PL26.00****PLANNING APPLICATIONS**

Consideration was given to the following applications:

**PL26.01****20/00285/FUL**

Demolition of existing structures and proposed erection of 94 dwellings together with associated works including a pedestrian boardwalk  
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**Vindis and Sons Ltd**

**Low Road**

**Fenstanton**

**RECOMMENDATION:****Approval Subject to**

The final design and drainage systems being agreed with Anglian Water and the Environment Agency

Initiation of the 'car pool' system

Non-gas heating on the site.

**PL26.02****CCC/21/088/FUL**

Demolition of in-vessel compost buildings/tunnels and ancillary development; construction of a dry anaerobic digestion (AD) facility, pellet fertiliser facility, healthcare waste energy recovery facility, waste transfer station, vehicle re-fuelling station, biomass storage building, surface water storage lagoons, extension to concrete pad and ancillary development including car park.

**Envar Composting Ltd**

**St Ives Road**

**Somersham**

**RECOMMENDATION:****Deferral**

To meeting 8 September, as consultation deadline extended. The Committee would wish to invite Envar to the meeting to answer questions from Members.

**PL26.03****21/01190/FUL**

Conversion of single garage to double garage

**3 Constable Road**

**St Ives**

**RECOMMENDATION:****Approval**

Appropriate scale of development

No adverse impact on street scene

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- PL26.04**      **21/01583/FUL**  
Proposed two storey extension to the rear of the property  
**43 Fairfields**  
**St Ives**
- RECOMMENDATION:**      **Refusal**  
Overdevelopment  
The large expanse of blank brick wall will have an adverse impact on the street scene.
- PL26.05**      **21/01634/TREE**  
Mature Ash Tree – Reduce by 15-18 ft due to excessive shading  
**3 Rookery Close**  
**St Ives**
- RECOMMENDATION:**      **Approval**  
Extent of works to be agreed with the Arboricultural Officer.
- PL26.06**      **21/01653/FUL**  
Single storey rear extension, garage conversion, front porch and enlarged parking area  
**12 Kiln Close**  
**St Ives**
- RECOMMENDATION:**      **Approval**  
Appropriate scale of development  
No adverse impact on street scene
- PL26.07**      **21/01692/FUL**  
Proposed demolition of existing single storey extension and construct new single storey extension  
**6 Alabama Way**  
**St Ives**
- RECOMMENDATION:**      **Approval**  
Appropriate scale of development  
No adverse impact on street scene
- PL26.08**      **21/80246/COND**  
Conditional information for 20/00038/FULTDC: C3 (materials), C4 (landscape), C5 (bins), C6 (bio), C7 (Accessible and adaptable), C8 (water efficiency), C9 (Highway access) & C12 (obscure)  
**Land NE of 7 California Road**  
**St Ives**
- RECOMMENDATION:**      No further comment to make on this application

**PL26.09**      **21/80252/COND**  
 Conditional Information for 20/02391/FUL: C3 (Materials and details of further works), C4 (Materials and details of works for retail)  
**9 The Broadway**  
**St Ives**

**RECOMMENDATION:**      No further comment to make on this application

**PL26.10**      **21/01540/LBC**  
 Change of use of first floor from Boxing Club (sui generis) to form two 2-bedroom flats (Use Class C3)  
**St Ives Beds**  
**Free Church Passage**  
**St Ives**

**RECOMMENDATION:**      **Approval**  
 Would recommend some cycle and bin storage at ground level if possible

**PL27.00**      **DEVELOPMENT MANAGEMENT COMMITTEE**  
 The agenda for the meeting was not yet available so it was unknown whether there would be items relating to St Ives.

**RESOLVED:**      that the Chairman attend Development Management Committee to speak should any items relating to St Ives arise.

Chairman:

Dated: 8 September 2021

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