

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held in the Corn Exchange on Wednesday 8 September 2021**

Present:

Chairman: Councillor N Dibben

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

In attendance:

Envar: A Sibley, M Graves, K Stansfield, J Cooper

Locum Clerk: N Sewell

Deputy Clerk: C Allison

Democratic Officer: S Rawlinson

Admin Assistant: E Egginton

PL28.00 APOLOGIES

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

PL29.00 DECLARATIONS OF INTEREST

Applications 21/01757, 21/01789 21/01834 – Councillor P Hussain – non pecuniary as an acquaintance of applicant.

Application 21/01950 – Councillor N Dibben and Councillor P Hussain – non pecuniary as acquaintances of agent.

PL30.00 APPLICATION CCC/21/088/FUL – Envar Composting

The Chairman welcomed the representatives from Envar to the meeting. A presentation was given detailing the company's plans for their site.

Envar currently process 200k tonnes of waste per annum, mostly green waste to produce compost.

Their proposal for the site was to upgrade their composting operation to increase efficiency using a dry anerobic digester which would be fully enclosed and reduce the odour problems currently experienced. The intention was to harness the green gas produced to fuel their trucks, with any surplus being put back into the grid and to produce fertiliser in pellet form which would be easier to store and could be used any time without restriction.

The heat required for the above process would be achieved by the incineration of healthcare waste – approximately 12k tonnes per annum.

They did not intend to increase the amount of material processed and indicated that there was a demand for incineration of healthcare waste but that the process would not:

- Use human body parts
- Would not increase dioxin levels, the main output being water and CO2
- Affect the water supply or local produce farms
- Would be no risk to the safety of nearby residents
- Not significantly increase traffic movement to and from the site

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Envar were happy to liaise with the County Council on the provision of traffic lights at the nearby junction. They had plans to increase the amount of solar power to the site and stated that additional jobs would be created.

PL31.00 PUBLIC PARTICIPATION

Many members of the public were present at the meeting and so the 15 minute slot was extended to permit more people to speak.

Concerns raised were:

- That the proposal considerably increased the size of the plant, making it amongst the third biggest such sites in the country (*Response from Envar: Would be the same size as such incinerators in hospitals*)
- That further information on current capacities and demand were needed to support this expansion and this had not been provided to the County Council
- Where the clinical waste would come from, would it be from all over the UK (*Envar: 25% would come from Cambridgeshire and 40% from adjacent counties*)
- Not all communities affected had been consulted on this application
- Increased traffic was a problem, particularly in this accident black spot
- Residents exposed to high levels of dioxins
- There was insufficient need for a clinical waste incinerator, Addenbrookes already processed the waste for Cambridge and Peterborough
- The tall chimney proposed would badly affect the view in a pleasant rural area
- Farmers and producers together with wildlife sanctuaries would be badly affected by the fallout from the site
- There would be few jobs for local people, expertise would be sourced from elsewhere
- Could not alternative fuels be used to fire the incinerator (*Envar: Could not get sufficient heat out of other materials*)

PL32.00 PLANNING APPLICATION CCC/21/088/FUL

Following a lengthy discussion it was:

RESOLVED: PL32.01 that a Recommendation that the application be refused be sent to the County Council.

PL32.02 that the following reasons be given in support of the refusal:

Need for the scheme

Policy 4 of the CCC Minerals and Waste Local Plan 2021 requires any new hazardous waste facility to be justified. The information provided in the application does not indicate any increase in demand that would justify a new installation. The benefits of the scheme in co-location and moving waste up the waste hierarchy are noted.

Operation of the incinerator

CCC guidance on the commenting on the operation of the plant is noted. The review by the Environment Agency must consider if there are additional risks to people associated by the nearby Raptor Centre, egg farms and local fruit and vegetable farms that supply residents with regular products over many years.

Consideration will also need to be given to the safe operation and storage of the existing operation as some existing buildings are to be demolished.

Traffic

The application does not indicate that all HGV vehicles that use the site will have GPS to ensure compliance with the use of CCC approved lorry routes.

The existing traffic agreement under application H/5005/17/CW restricts deliveries between 05.00 to 22.00. This condition would allow HGV vehicles to pass through St Ives around 04.30 in the morning. The time should be later, say 07.00 especially running along the A1123 through St Ives with many adjacent residential properties.

Delivery routes and times for construction traffic vehicles have not been defined. A construction delivery plan is required. Vehicles on the A1123 through St Ives during school arrival and departure times must be avoided. This restriction was applied to a recent housing development in St Ives on the former golf course.

The transport study assumes that all workers will arrive on site by car as single occupiers. This is not in keeping with local transport plans to support active travel and minimise car use.

Road Safety

The road junction adjacent to the site is an accident blackspot. Proposals by CCC to improve the junction, agreed on the 7th September 2021, are noted.

Envar should be required to keep the verge and hedgerow clear on their site to maintain visibility along the road under their existing agreements.

The applicant should be asked for a contribution towards the junction improvements.

Building Design

The application has not provided the detailed information required in the check list contained in the CCC Design Guide for waste facilities.

Lighting

The application does not include details of any proposed external lighting. Light fittings should have zero upward lighting component. Any building mounted lights should be located as low as possible to reduce the impact of lighting the upper walls of the building that would be visible from the surrounding area.

Biodiversity

It is noted that some of the landscaping proposals are carried over from the application approved in 2017. The proposal does not indicate the required biodiversity improvements.

The new development should deliver an additional 20% improvement in biodiversity on top of that agreed in 2017 application. This requirement would be consistent with CCC submitted comments on the proposed Cambridge South station development.

Liaison

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The lack of local consultation with local residents is disappointing. CCC need to improve their process to improve this aspect for future applications.

Conclusion

The committee considers that the application is incomplete and has not provided justification for this scheme as required by Policy 4 of the CCC M&W plan. Therefore the application should be refused.

PL33.00 ADJOURNMENT OF MEETING

RESOLVED: that the meeting be adjourned until 15 September in order to consider the outstanding agenda items.

PL34.00 RECONVENING OF MEETING (15 SEPTEMBER)

RESOLVED: that the meeting be reconvened.

PL35.00 PUBLIC PARTICIPATION

No persons present wished to address the Committee.

PL36.00 MINUTES

RESOLVED: PL36.01 that the amended Minutes of the Planning Committee meetings held on 23 June and 14 July 2021 be agreed as a correct record and signed by the Chairman.

PL36.02 that the Minutes of the Meeting held on 11 August be agreed as a correct record and signed by the Chairman.

PL37.00 A1123 OPTIONS REPORT

Members received the above report and reviewed the section relating to St Ives.

The consensus was that traffic calming measures would not be appropriate for this stretch of the A1123.

RESOLVED: PL37.01 that the above view be communicated to the County Council, together with a reminder of the outstanding pedestrian crossing agreed for the Stocks Bridge roundabout.

PI37.02 that the County Council be informed of the Council's submission for LHI funding to reduce the speed limit on Houghton Road from 40 to 30 mph.

PL38.00 PLANNING APPLICATIONS

Consideration was given to the following applications:

- PL38.01** **21/01271/FUL**
Remove existing 12.5m column to be replaced by new 20m street pole to support 3no. antenna, and ancillary development thereto including 6 no. RRH units and replacement cabinet
02 Mast
St Audrey Lane
St Ives
- RECOMMENDATION:** **Refusal**
A 20m high mast in a predominantly residential area is inappropriate. Siting in the industrial estate would be more suitable.
- PL38.02** **21/01482/FUL**
Change of use the first and second floor offices and part of the ancillary ground floor spaces to provide two residential flats and (C3). New dormer, alterations to roofline and additional fenestration
25-27 Bridge Street
St Ives
- RECOMMENDATION:** **Approval Subject to**
Consideration being given to the inclusion of an imitation chimney to retain the overall street scene
- PL38.03** **21/01519/LBC**
Repairs to reinforce timber floor above cellar damaged by rot. The proposal is to support the floor by inserting steel beams across the cellar to support the joists, thereby relieving the beams and joist connections of load and allowing historic fabric to be retained
26 Bridge Street
St Ives
- RECOMMENDATION:** **Approval**
Repair to this important building is welcomed.
- PL38.04** **21/01709/LBC**
Internal and external alterations associated with change of use from offices (Use Class E(g)) to residential (Use Class C3)
1 Ramsey Road
St Ives
- RECOMMENDATION:** **Approval Subject to**
Provision of an overall site plan showing landscaping details and provision for bins, cycles and parking
- PL38.05** **21/01710/LBC**
Internal and external alterations associated with change of use from offices (Use Class E(g)) to residential (Use Class C3)
Anglers Rest Hotel
Ramsey Road
St Ives

RECOMMENDATION:

Approval Subject to

Provision of an overall site plan showing landscaping details and provision for bins, cycles and parking.

PL38.06

21/01711/LBC

Internal and external alterations associated with change of use from offices (Use Class E(g)) to residential (Use Class C3)

**Stable Block
Anglers Rest Hotel
Ramsey Road
St Ives**

RECOMMENDATION:

Approval Subject to

Provision of an overall site plan showing landscaping details and provision for bins, cycles and parking

PL38.07

21/01741/P3JPA

Conversion of the existing office space found within Lancaster House to form 18 apartments, all of which meet nationally described space standards and have access to natural light

**Lancaster House
Meadow Lane
St Ives**

RECOMMENDATION:

Approval Subject to

Provision of landscaping details to demonstrate biodiversity.
Details of parking, bin and cycle storage spaces.
Flood assessment requires completion.
Compliance with the proposed new Government fire safety regulations on multi occupation buildings should be confirmed.

PL38.08

21/01757/FUL

Proposed two storey side and rear extension

**14 Arran Way
St Ives**

RECOMMENDATION:

Refusal

Overdevelopment.
It is noted that the garage appears to have been converted to accommodation without planning consent.

PL38.09

21/01789/FUL

Proposed single storey side and rear extension, new porch to front of property

**1 Alabama Way
St Ives**

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RECOMMENDATION: **Approval Subject to**
The roof being tiled.
Appropriate scale of development

PL38.10 **21/01799/TRCA**
DD T1 Corkscrew Willow: Remove 2 split branches from canopy over garden to reduce danger of branches falling and causing damage or injury
6 Park Road
St Ives

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

PL38.11 **21/01834/FUL**
Proposed first floor extension above existing garage
8 Hazel Way
St Ives

RECOMMENDATION: **Approval**
Appropriate scale of development for what is a
very large extension

PL38.12 **21/01915/FUL**
New garden room to the rear of the property
19 Marlborough Close
St Ives

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

PL38.13 **21/01917/TRCA**
T1 Willow: reduce by 2m T2 Crab Apple: reduce by 1.5m T3 Beech: crown lift to 2.5m T4 Hawthorn: fell to ground level T5 Holly: fell to ground level T6 Willow: reduce by 2m T7 Elder: fell to ground level T8 Hawthorn: fell to ground level
2 The Drive
St Ives

RECOMMENDATION: **Approval**
It is noted that no clear reason for these works is provided.
Suitable replacements should be provided for any felled trees.

PL38.14 **21/01928/FUL**
Proposed extensions of kitchen family room & garages to ground floor and en-suite/dressing room to first floor
9 Hill Rise
St Ives

RECOMMENDATION:

Refusal

Overdevelopment.

The extension is not in keeping with the elegant lines of the existing house.

Adverse impact on street scene

PL38.15

21/01929/TRCA

Crack Willow (T10) - fell, as per discussions with Huntingdonshire Tree Officer

The Palms

London Road

St Ives

RECOMMENDATION:

Approval Subject to

Suitable replacement tree

PL38.16

21/01950/FUL

Single storey rear extension and porch

14 Albemarle Road

St Ives

RECOMMENDATION:

Approval

Appropriate scale of development for the site

PL38.17

21/01965/TRCA

Yew (T1) - crown reduce by 1.5m in height and 1m from sides. Holly (T2) - fell

3 The Broadway

St Ives

RECOMMENDATION:

Approval Subject to

Replacement of felled trees

PL39.00

DEVELOPMENT MANAGEMENT COMMITTEE

No items relating to St Ives.

Chairman:

Dated: 22 September 2021

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