

**Minutes of the Meeting of the Planning Committee of St Ives Town Council  
held in the Town Hall on Wednesday 08 November 2023**

**Present:**

Chairman: N Wells  
Councillors: M Gleadow, J Kerr, J Tiddy, A Thompson

**In attendance:**

Town Clerk: M Price  
Democratic Officer: A Childs

**PL58.00 APPOINTMENT OF VICE CHAIRMAN**

Councillor A Thompson nominated Councillor M Gleadow to be appointed as Vice Chairman, which was seconded by Councillor J Tiddy. All members voted unanimously in favour.

Councillor M Gleadow accepted the role as Vice Chairman.

**RESOLVED:** that Councillor M Gleadow be appointed the new Vice Chairman for the remainder of the 2023/24 municipal year.

**PL59.00 APOLOGIES FOR ABSENCE**

Apologies were received from Councillor R Chapman (personal).

**PL60.00 DECLARATIONS OF INTEREST**

Councillor N Wells – **Agenda Item PL63.01:** a non pecuniary interest as a member of the All Saint's Church congregation and member of the Parish Giving Scheme.

**PL61.00 PUBLIC PARTICIPATION**

Mr Ian Dobson spoke in opposition of **Agenda Item PL63.01** (Application 23/01699/FUL). He mentioned that he had sent an email to Planning Members which detailed his points of opposition. He is strongly against the proposed development of the Church Hall, and provided the following points:

Material considerations applied by Huntingdonshire District Council (HDC). The absence of parking spaces for the potential residential units would impede highway safety, leading to parking on Ramsey Road and obstruct pathways and cycle paths. He noted that the District Council had applied considerations other than material considerations. He stated that the conversion of the parish hall could only be made if an adequate community facility be provided. No reasonable prospect of a community facility in the near to long term has been proposed.

Mr Dobson discussed the relevance of heritage and conservation. Contrary to the application, he stated that since 1869 the Parish Hall has a rich history as an integral part of All Saints' Church, and the Parish Hall fits all of the criteria of the Heritage Strategy of HDC, as contained in its Local Plan to 2036.

He stated that he took part in the public consultation of 2018, clarifying that it was not about the parish hall but focused on the facilities inside and outside of the main church building.

The Chairman thanked Mr Dobson for his comments.

**PL62.00 MINUTES**

**RESOLVED:** the Minutes of the Meeting held on 25 October 2023 were agreed as a correct record and signed by the Chairman.

Chairman's  
Initials

**PL63.00****PLANNING APPLICATIONS**

Consideration was given to the following applications:

The Chairman left the Chamber for **Agenda Item PL63.01**. The Vice Chairman led the discussion of this application.

**PL63.01****23/01699/FUL**

Conversion of existing church parish hall to 3 residential units (Use Class C3).

**The Church Hall, Ramsey Road**

**St Ives**

**RECOMMENDATION: Refusal**

Due to the loss of a community facility (LP22 document: Sections D and E) and the need for consultation with alternative community facility suggestions.

Members felt that the application lacked a credible plan which provided alternative solutions to the obvious potential lack of community facility. Concerns over the food bank location were raised, as one example. No suitable physical replacement has been offered and the Committee felt this was a significant omission.

The Chairman re-entered the Chamber and resumed his seat. He thanked the Vice Chairman for leading the discussion of **Agenda Item PL63.01**.

**PL63.02****23/01855/FUL**

External alterations to existing building to include new entrance doors and installation of condensing units.

**10 Sheep Market**

**St Ives**

**RECOMMENDATION: Approval Subject to**

Exterior signage in fitting with the historic nature of the Town Centre.

The application lacked details of the exterior signage and the Committee wished for it to be of an appropriate appearance and standard that, in theory, the Civic Society would be in support of.

**PL63.03****23/01656/HHFUL**

First floor and small ground floor extension to create an additional bed space.

**1 Collingwood Close**

**St Ives**

**RECOMMENDATION: Refusal**

Based on the loss of light to the neighbouring property. While the Committee acknowledged the application had remedied the privacy issue (ie. window facing neighbouring property) the loss of light issue had not been addressed and was the basis for recommending refusal.

**PL63.04****23/02021/HHFUL**

Proposed two storey extension to the side and rear of the property.

**1 Valiant Rd****St Ives****RECOMMENDATION: Approval Subject to**

The installation of permeable driveways, as a preventative flooding measure. The Committee agreed that the corner plot location would allow for a sizeable extension, without causing any negative impact on neighbouring properties.

**PL64.00****CCC TEMPORARY TRAFFIC ORDER (TTRO) CONSULTATION**

Members were in receipt of a TTRO application from Cambridgeshire County Council, and discussed the matter in order to provide feedback to the County Council. The TTRO application included the design and construction of a Toucan Crossing on the A1123 between the BP and Silvaco Roundabouts, St Ives.

Members noted the potential noise nuisance due to the overnight construction works affecting residential properties in the neighbourhood. Members posed no objections to the proposed works, acknowledging it was time-intensive but necessary.

The Chairman noted that he would welcome conversations with the Project Manager to gain a deeper understanding of the County Council's larger aims for development in the specific area.

**RESOLVED:** that the Democratic Officer liaise with the County Council to forward members' feedback regarding the TTRO, and inquire about a potential meeting to discuss the area's future development.

The meeting concluded at 7:33 pm.

Chairman:

Dated: 22 November 2023

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Initials