

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
Held in the Town Hall on 9th October 2024 at 7pm**

Present:

Chair: Cllr N Wells
Vice Chair: Cllr M Gleadow

Councillors: M Page, J Kerr, R Chapman

In attendance:

Town Clerk: Mrs Libby White BEM BA(Hons) FSLCC
Democratic Officer: Mrs Emma Bleazard
Eight members of the public

A presentation was received from two representatives from Houghton and Wyton Parish Council regarding the amended application for 120 houses between Houghton Grange and The How. They expressed their concerns regarding the development, the number of documents for review and the minimal response time for the consultation.

The representatives from Houghton and Wyton Parish Council were thanked for their time. It was asked if Houghton and Wyton Parish Council are planning to make a further submission, they responded that they have a seven day extension and will be submitting additional concerns.

PL43.00 APOLOGIES FOR ABSENCE

Apologies were received and approved from Cllr J Tiddy (personal).

PL44.00 DECLARATIONS OF INTEREST

None.

PL45.00 PUBLIC PARTICIPATION

The Chair of the Flood Action Group spoke regarding ongoing interagency communication issues concerning Berkeley Park. He noted that a response has not been received as yet from Anglian Water regarding surface water concerns.

The Chair of Hemingford Abbots Parish Council addressed Councillors concerns that the development being discussed under item PL47.08 has potential issues of overflow of surface water from the site into the river. He stated that Huntingdonshire District Council (HDC) are appealing for the public to engage and contribute and that there are concerns that the local plan does not meet the needs of the local population.

PL46.00 MINUTES

The committee were in receipt of the draft minutes of the Planning Committee meeting held on 11th September 2024.

RESOLVED: That the minutes of the meeting were approved and signed by the Chair.

PL47.00 PLANNING APPLICATIONS

PL47.01 24/01608/CLED Lawful Development Certificate (Existing) for loft conversion used as second bedroom.
(Consultation expiry: 3rd October 2024 – extension requested and granted until 11th October)

8 East Street

Chair's
Initials

St Ives
PE27 5PB

RESOLVED: The Town Council recommend support of this application. Unanimous.

PL47.02 24/01634/HHFUL

Erection of single storey rear extension, enlarge front dormer and add new rear dormer.

(Consultation expiry: 4th October 2024 – extension requested and granted until 11th October)

28 Acacia Avenue
St Ives
PE27 6TN

RESOLVED: The Town Council recommend support of this application as it is considered appropriate in size and scale. Councillors recommend that any new surfaces should be permeable. Unanimous.

PL47.03 24/01672/LBC

Removal and Replacement of the timber framed single glazed windows. Replacement windows to match existing style along with improved double glazing.

Undertaking timber repairs and decoration to the windows on the First Floor.

(Consultation expiry: 7th October 2024 – extension requested)

23 Crown Street
St Ives
PE27 5AB

RESOLVED: The Town Council recommends support of this application. They commented that they hope that the applicant will tidy up the underneath part of the first floor windows. Unanimous.

PL47.04 24/01703/FUL

Proposed conversion of an enlarged end-of-terrace dwelling into two self contained dwellings.

(Consultation expiry: 11th October 2024)

99 Burstellars
St Ives
PE27 3YG

RESOLVED: The Town Council recommends support of this application. They commented that the development should be built as shown on the plans. Unanimous.

PL47.05 24/01695/HHFUL

Construction of a single storey conservatory to the west elevation

(Consultation expiry: 14th October 2024)

The Merchant House
 Ramsey Road
 St Ives
 PE27 5BZ

RESOLVED: The Town Council recommends support of this development as they consider it to be appropriate in size and scale. Unanimous.

PL47.06 24/01704/HHFUL

Single storey rear extension and alterations to dwelling

(Consultation expiry: 14th October 2024)

Bathe Hill Farm
 Somersham Road
 Woodhurst
 Huntingdon
 PE28 3BP

RESOLVED: The Town Council recommends support of this application as they consider it to be appropriate in size and scale with no impact on the surrounding area.

PL47.07 24/01718/HHFUL

Single storey side extension.

(Consultation expiry: 15th October 2024)

18 Arran Way
 St Ives
 PE27 3DT

RESOLVED: The Town Council recommend support of this application as they consider it to be appropriate in size and scale. Unanimous.

PL47.08 23/00627/OUT

Outline planning permission with all matters reserved for the construction of up to 120 homes (Use Class C3) with associated public open space, landscaping, play areas, surface water attenuation, roads, car parking, pedestrian and cycle routes, utility infrastructure and associated works.

(Consultation expiry: 15th October 2024)

Land Between Houghton Grange and The How, Houghton Road, Houghton

Meeting closed 7.23pm, unanimous.

Questions were asked of the visitors regarding the development.

Meeting opened 7.25pm, unanimous.

Chair's
 Initials

RESOLVED: Members were unhappy about the brevity of the consultation period for Town and Parish Council feedback.

While noting the minor changes to the configuration of properties within the proposed plan, members felt that previous concerns about the number and density of properties being proposed had not been addressed.

The number of properties still exceeds HDC's requirements for the area. The density of 28 properties per hectare far exceeds those for Houghton Grange phase 1 (16 properties per hectare) and it also exceeds that for the Spires development in St Ives (26 properties per hectare). There is no perceived justification for the high density of this application.

There was also concern of the impact the development would have on local amenities, including schools.

In light of the recent flooding, members reiterated concerns that the developer had not specified the surface water drainage solution to be used at the site. Also that the more homes that are built on the site, the greater the flood risk from surface water could be. One abstention.

PL47.09 24/01769/LBC

Installation of chair lift.
(Consultation expiry: 23rd October 2024)

1 Cromwell Terrace
St Ives
PE27 5JE

RESOLVED: The Town Council recommend support of this application. Unanimous.

PL47.10 24/01544/FUL

Installation of 2No. additional external air conditioning condensers on external wall of bin storage area.
(Consultation expiry: 22nd October 2024)

Cromwell Surgery
Cromwell Place
St Ives
PE27 5JD

RESOLVED: The Town Council recommend support of this application subject to it being health and safety compliant and having noise attenuation measures in place. They commented that it may be appropriate for Environmental Health to advise. Unanimous.

PL47.11 24/01443/HHFUL

Proposed air source heat pump less than 1m from north west boundary.
(Consultation expiry: 21st October 2024)

23 Lancaster Drive
St Ives

Chair's
Initials

PE27 3YE

RESOLVED: The Town Council recommends support of this application subject to an acoustic enclosure being provided to reduce any potential noise to the neighbouring property. Environmental Health advice should be sought. Unanimous.

PL48.00 HDC LOCAL PLAN

Members considered a response to the following consultations:

PL48.01 Further issues and options paper

PL48.02 Land availability assessments

PL48.03 Sustainability appraisal

RESOLVED: That a meeting be arranged with local Parish Councils to discuss the local plan and formulate a response before the closure of the consultation period.

The meeting concluded at 7.55pm.

Chair:.....

Dated: 23rd October 2024

Chair's Initials
