

**Minutes of the Meeting of the Planning Committee of St Ives Town Council  
held at the Town Hall St Ives on Wednesday 24 July 2019**

**Present:**

Chairman: Councillor N Dibben

Councillors: J Tiddy, P Hussain, J Pallant

**In attendance:**

Amenities Manager: C Allison

**PL37.00 APOLOGIES FOR ABSENCE**

Apologies received from Councillors D Rowe and T Drye (both Personal) and J Davies (HDC commitment). An apology was received from Councillor R Bellamy (HDC commitment) but was not given to the Meeting.

**PL38.00 DECLARATIONS OF INTEREST**

**Application 19/01425/FUL - All Members** - Other Interest as the agent is a tenant of the Town Hall.

**Application 19/01306/FUL - Councillor J Pallant** declared a Pecuniary Interest and left the Meeting for discussion of this application.

**PL39.00 PUBLIC PARTICIPATION**

The Civic Society of St Ives made the following comments:

**19/01439/FUL - 25 Greengarth** - The single storey extension is in keeping with the original dwelling design. However, the Society will be pleased if, accepting the side passage is to remain, a requirement is included to require the storage of bins out of sight from the street. This could be in a bin store or to the rear of the property.

**19/01306/FUL - 2 Comet Way** - The extension has the potential to neaten up the existing small extensions. Open rear access will be cut off. The Society will be pleased if a requirement is included to require the storage of bins out of sight from the street. This could be in a bin store or the proposed garage.

**19/01425/FUL - 11 Spinney Way** - The likely reason why Nr 11 Spinney Way (and also Nr 16 Spinney Way) were built with open land to the north west was to ensure Nrs 1-10 Spinney Way received winter sunshine. The Society will welcome the inclusion of a shadow plan to show the effect of the proposal. Loss of winter sunshine into these houses would be unacceptable.

**19/00183 - Land Opposite 5-6 Cow and Hare Passage** - The new drawings show a considerable revision from the original proposal. Regrettably the terrace is now just like any other terrace. It is surprising the Planning Statement, especially Section 6, has not been updated to refer to the new design proposal. At present the document makes little sense.

The movement of the stores to the front of the properties is likely to result in the greater use of them, and that would be welcomed.

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**PL40.00 MINUTES**

**RESOLVED:** that the Minutes of the Meeting of the Planning Committee held on 10 July 2019 are confirmed as a correct record and signed by the Chairman.

**PL41.00 PLANNING APPLICATIONS**

The following applications were considered by the Planning Committee:

**PL41.01 19/01320/S73**

Variation of conditions 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 20, 24, 26 and 28 for application 1201158OUT - Amended wording (see covering letter, appendix 1) and Key Phase Submission - KP2  
The Country Park (Hybrid Element)  
Alconbury Weald

**RECOMMENDATION: Observation**

The Committee has no comment to make on this application.

**PL41.02 19/01341/OUT**

Outline planning permission (all matters reserved) for a mixed-use phased development to include - residential development of up to 1,500 dwellings (C2 and C3), local centre including retail and community facilities (A1-A5 and D1), primary school, open space, play areas, recreation facilities, landscaping, associated demolition, ground works and infrastructure  
Alconbury Weald

**RECOMMENDATION: Approval**

In principle. The Framework Travel Plan document indicates guided bus Service B is directed to run directly from St Ives to the site, but this should be in addition to, and not impact unfavourably on, the existing bus service to Huntingdon.

**PL41.03 19/01365/FUL**

2 storey extension and front entrance porch  
49 Green Leys  
St Ives

**RECOMMENDATION: Approval**

Appropriate scale of development for the site  
Front extension similar to others nearby

**PL41.04 19/01439/FUL**

Proposed single storey extension to the side of the property  
25 Greengarth  
St Ives

**RECOMMENDATION: Approval**

Appropriate scale of development for the site.

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***[Councillor J Pallant left the Meeting]***

**PL41.05 19/01306/FUL**

Demolition of existing side extension, garage and outbuildings and replacement two-storey side extension and single storey rear extension.

2 Comet Way  
St Ives

**RECOMMENDATION: Approval**

*(under delegated authority as the meeting temporarily became inquorate due to declaration of a Pecuniary Interest from one Councillor)*

Appropriate scale of development  
In keeping with street scene

***[Councillor J Pallant returned to the Meeting]***

**PL41.06 19/01367/FUL**

Proposed rear extension and alteration to garage

29 Elm Drive  
St Ives

**RECOMMENDATION: Approval**

Appropriate scale of development for the site.

**PL41.07 19/01425/FUL**

Proposed new 3 bed dwelling

11 Spinney Way  
St Ives

**RECOMMENDATION: Approval**

In principle Subject to

Confirmation that the new build will not block the sunlight to existing properties on the other side of the path and that there will be adequate space for car parking.

It was noted that no specific on-site parking is proposed

**PL41.08 19/00183/FUL**

Demolition of existing storage building and construction of 4 new dwellings

Land opposite 5-6 Cow and Hare Passage  
St Ives

**RECOMMENDATION: Approval**

In principle subject to confirmation that there will be satisfactory access to the back of the electrical shop for deliveries.

**PL42.00 POLLING DISTRICT AND POLLING PLACES REVIEW**

Consideration was given to the review of polling districts and places in St Ives.

**RESOLVED: PL42.01** that the Committee's previous comments regarding Beech Ward be re-affirmed. The Ward does not meet the Electoral

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Commissioner's criteria for a distinctive ward and should be merged back into St Ives West as previously

**PL42.02** that clarification be sought on the terminology used for the North and South Wards as the meaning was unclear

**PL44.00 DEVELOPMENT MANAGEMENT COMMITTEE / UPDATED INFORMATION**

The Committee had not met since the last Planning Committee.

**PL43.00 DETERMINATION OF PLANNING APPLICATIONS**

**RESOLVED:** that as the next meeting will be on 21 August, any applications requiring determination before that date be decided by delegated authority to the Town Clerk in conjunction with the Chairman and Vice Chairman and ratified at the next Meeting

Chairman:

Date: 21 August 2019

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