

**ST IVES TOWN COUNCIL PLANNING COMMITTEE
APPLICATIONS FOR PERMISSION FOR DEVELOPMENT**

DETERMINED UNDER DELEGATED AUTHORITY

Application No Applicant/Agent	Proposed Development	Link to HDC website	Comments
20/00491/ADV Ben French A&Q Partnership Hamilton House 6 Nantillo Street Poundbury Dorchester	Replacement of existing ATM header signage to comply with new HSBC branding. HSBC Market Hill St Ives PE27 5AP	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q6S1UQIKJOH00	Approval Proposed signs similar to existing – suitable for a town center.
20/00304/LBC Stay New Homes DLA Town Planning 5 The Gavel Centre Porters Wood St Albans	Erection of single storey side and rear extensions, refurbishment of the lodge and demolition of outbuilding How Lodge Houghton Road St Ives PE27 6RW	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q5JLW8IKJ7600	Approval Size and design of proposed extension suitable for the site.

<p>19/02200/FUL Stay New Homes DLA Town Planning 5 The Gavel Centre Porters Wood St Albans</p>	<p>Refurbishment and extension of The Lodge and its retention as a single dwelling, the erection of 18 dwellings (including six units of Affordable Housing) with associated private amenity spaces and parking, the provision of public open space, landscaping, and improved vehicular and pedestrian access. Land North Of The How Houghton Road St Ives</p>	<p>https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q0TBH2IKHFE00</p>	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="1326 153 2085 188">Refusal</th> </tr> <tr> <th data-bbox="1326 188 1704 225">Previous Comments</th> <th data-bbox="1704 188 2085 225">Updated response</th> </tr> </thead> <tbody> <tr> <td data-bbox="1326 225 1704 328">Overdevelopment</td> <td data-bbox="1704 225 2085 328">The reduction in the number of houses is welcomed</td> </tr> <tr> <td data-bbox="1326 328 1704 667">Visibility from across meadow</td> <td data-bbox="1704 328 2085 667">Information provided – accepted houses behind trees – require confirmation that these trees will not be removed during development. The tree protection drawings have not been updated to reflect new housing layout.</td> </tr> <tr> <td data-bbox="1326 667 1704 1377">Pedestrian /cycle links to adjacent sites</td> <td data-bbox="1704 667 2085 1377">Comment still stands – site has poor connectivity (policy LP16) – distances to the Ivo School, Burgess Hall and shops would be reduced if links provided. Thorndown School is around 1.6kM away and the nearest surgery is a similar distance. Suggested condition if scheme approved that pedestrian/cycle links be provided to the adjacent Spires site and toward the town center. Without them, the site will be very car dependent and inconsistent with the Government’s Climate Change policies</td> </tr> </tbody> </table>		Refusal		Previous Comments	Updated response	Overdevelopment	The reduction in the number of houses is welcomed	Visibility from across meadow	Information provided – accepted houses behind trees – require confirmation that these trees will not be removed during development. The tree protection drawings have not been updated to reflect new housing layout.	Pedestrian /cycle links to adjacent sites	Comment still stands – site has poor connectivity (policy LP16) – distances to the Ivo School, Burgess Hall and shops would be reduced if links provided. Thorndown School is around 1.6kM away and the nearest surgery is a similar distance. Suggested condition if scheme approved that pedestrian/cycle links be provided to the adjacent Spires site and toward the town center. Without them, the site will be very car dependent and inconsistent with the Government’s Climate Change policies
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			Site lighting	Not addressed – The site close to a SSI and views across the meadow, must have suitable lighting will no spill light – suggested condition if scheme approved that details to be provided and agreed before construction starts.
			Traffic during construction	Not addressed – suggested condition if scheme approved that a construction traffic management plan be provided that includes; time restrictions on deliveries, no right turns into site, and a suitable waiting location for lorries (for example the layby on the A1096.
			New Comments	
			Bio-diversity report says scheme will reduce bio-diversity	Policy LP30. Suggested condition if scheme approved that mitigation measures outlined in the report plus additional planting be provided (also linked to comments on lighting)
			Sustainability Report	Suggested condition if scheme approved that the low/zero carbon construction mentioned in the report be adopted and details submitted. Also

				requirement for electric vehicle charging.
20/00366/ADV McDonald's Restaurants Planware Ltd The Granary 1 st Floor 37 Walnut Tree Lane Sudbury Suffolk	The installation of 5 no. digital freestanding signs and 1no. 15" digital booth screen. 1 Abbey Retail Park Harrison Way St Ives PE27 4AE	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q5WNDFIKJCN00	Approval	Recommend condition that to limit light pollution, that the signs are dimmed at night and that signs are switched off when the outlet is closed.
20/00511/TREE Anchor Hanover Burleys Burleys Corner South Holmwood Dorking	T5 - Sycamore - Reduce in height by 3m to alleviate weight strain of dysfunctional base and cable bracing T2 - Horse Chestnut - Crown lift to a height of 3m to clear neighbouring fence 1 Broad Leas Court Broad Leas St Ives PE27 5XG	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q71018IKJQX00	Approval	Extent of work to be agreed with the Tree Officer
20/00405/OUT Hallam Land Management Carter Jonas 1 Station Square Cambridge	Outline planning application with all matters reserved except for access for the provision of up to 8,400 sq.m (Gross External Area) of B1 (Research + Development and Light Industry) and or B2 (General Industrial) floorspace Land North Of Stocks Bridge Way Compass Point Business Park St Ives	https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=Q67UERIKJGJ00	Approval	<ul style="list-style-type: none"> • Site included in the HDC Local Plan so development is acceptable in principle • LP16 Sustainable Transport – Since the Transport Assessment was written, Stagecoach have announced an improved bus service on the Busway. Route A services will pass the site every 30 minutes potentially improving sustainable transport options. The site is close to local amenities at Morrisons supermarket and the Abbey Food retail park. However the existing path is narrow in places; less than 1m.

			<ul style="list-style-type: none"> • Suggested condition 1: That a bus stop be provided close to the site entrance, location to be agreed subject to safety survey. • Suggested condition 2: That the footpath be improved along Somersham Road to CCC Standards for a shared path between the A1123 roundabout and Caxton Road. A traffic island to make it safer to cross the road should be considered. (Caxton Road provides pedestrian/cycle access to the local housing in the Waveney Road area. The A1123 has good paths to other areas of St Ives.) • Suggested condition 3: That a footpath/cycle route be provided to the Compass Point industrial area to provide a shorter route to Morrisons and Needingworth that also avoids the A1123 /Somersham Road roundabout. (This would improve access from the site to local amenities) • Road Safety – There are a number of existing access points to industrial units on the other side of Somersham Road. New junction to site be reviewed to confirm safe access to the site can be provided and any mitigation measures agreed. • Bio-diversity (LP31) – Suggested condition, that new hedgerows and tree planting be agreed to enhance bio-diversity. Also detailed plans for buildings to include green/brown roofs and provision of bird/bat boxes. Site lighting details to be submitted to show no spill light in planted areas.

