

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

DETERMINED UNDER DELEGATED AUTHORITY

Application No Applicant/Agent	Proposed Development	Comments	
19/02280/FUL Stay New Homes DLA Town Planning 5 The Gavel Centre Porter's Wood St Albans AL3 6PR	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 <i>[Receipt of amended Design and Access Statement, Planning Statement, Heritage Impact Assessment, Flood Risk Assessment and SUDS reports and revised landscape proposals, tree work details and tree protection information]</i>	Recommend Refusal as previous comments	
		Previous comments	
		Pedestrian /cycle links to adjacent sites	One link to adjacent site shown but not fully addressed as links to other parts of St Ives are still poor.
		Site lighting	Not addressed – needs a condition regarding avoiding spill lighting and impact on the views across the river.
		Traffic during construction	Not addressed – requires condition as previous comments
		Bio-diversity report says scheme will reduce bio-diversity	Landscape calculation report noted. The scheme requires the loss of a large number of trees that are not being fully replaced.
		Sustainability Report	Requirement for conditions still applies as previous comments

<p>20/00578/FUL</p> <p>Mr Gill JPT Design Consultants The Studio 23 Halifax Road Upper Cambourne CB23 6AX</p>	<p>Replace existing porch and create a single storey side extension</p> <p>96 Burstellers St Ives PE27 3YT</p>	<p>Recommend Refusal</p> <p>Policy LP12 Design Implimentation Overdevelopment</p> <p>The development would have a significant impact on the street scene . This will be made worse by the likely loss of the hedge at the front/side of the dwelling.</p> <p>LP30 Biodiversity If approved there should be a condition for the retention of the hedge and replacement of any hedge damaged or removed by the development.</p>
<p>20/00596/FUL</p> <p>Mr and Mrs Leith JPT Design Consultants The Studio 23 Halifax Road Upper Cambourne CB23 6AX</p>	<p>Single storey side extension to link to link to the existing garage</p> <p>22 Wheatfields St Ives PE27 3YD</p>	<p>Recommend Approval</p> <p>Development is similar to others in the area and is acceptable in terms of scale and impact on the street scene.</p>