

DEVELOPMENT MANAGEMENT COMMITTEE 22nd April 2024

Case No: 23/01699/FUL

Proposal: CONVERSION OF EXISTING CHURCH PARISH HALL
TO 3 RESIDENTIAL UNITS (USE CLASS C3).

Location: THE CHURCH HALL, RAMSEY ROAD, ST IVES, PE27
5BZ

Applicant: THE PAROCHIAL CHURCH COUNCIL

Grid Ref: 531087 271572

Date of Registration: 6TH OCTOBER 2023

Parish: ST IVES

RECOMMENDATION – APPROVE

This application is referred to the Development Management Committee (DMC) because the Officer recommendation of approval is contrary to the Parish Council recommendation.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The site is located within the St Ives Conservation Area. The site is also within close proximity to one Grade I Listed Building – St Ives Parish Church, Church Street and two Grade II Listed Buildings – The Old Grammar School, 1 Ramsey Road and Anglers Rest Hotel, Ramsey Road. The site is located predominantly within Flood Zone 2 with a small section in the south-west corner within Flood Zone 3.
- 1.2 The application seeks approval for the conversion of the existing building, an existing church parish hall and former school house, into three residential units at The Church Hall, Ramsey Road, St Ives. The proposal involves various internal and external alterations including the replacement of external doors and the insertion of new external doors.
- 1.3 This application follows a previous application (reference 21/00415/FUL) for ‘Conversion of existing church parish hall into four residential units’ which was refused, after consideration by the Development Management Committee on 17th April 2023, for the following reasons:

- 1) The proposed layout of the front part of the site including the proposed 2m fence and the 4 bin stores would break up the openness of the front of the site to its visual detriment. The proposed development would fail to preserve or enhance the character and appearance of the St Ives Conservation Area and would result in detrimental visual impacts upon the character and appearance of the street scene and surrounding area. As such, the proposal is contrary to Policies LP11, LP12 and LP34 of the adopted Huntingdonshire Local Plan to 2036, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework.
 - 2) The proposed 1st floor bedroom window on the south facing elevation serving unit 3 would significantly overlook the rear amenity areas of No's 10, 12 and 14 River Place and would therefore have an adverse impact upon their residential amenity. The proposed development would therefore be contrary to Policy LP14 of the adopted Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy.
 - 3) As the proposal fails to respect surrounding heritage assets, provides poor future residential amenity standards for residents, and would result in significant adverse impact on residential amenity of neighbouring properties, it is considered that the proposal constitutes an overdevelopment of the site contrary to policies LP12 and LP14 of Huntingdonshire Local Plan to 2036.
- 1.4 This current application seeks to overcome the previous reasons for refusal. The application is supported by the following documents:
- Design and Access Statement
 - Heritage Statement
 - Flood Risk Assessment
 - Preliminary Ecological Appraisal
 - Proposed drawings

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (15th December 2023) (NPPF 2023) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2023 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).

- 2.2 The NPPF 2023 sets out the Government's planning policies for (amongst other things):
- delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment
- 2.3 Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.
- 2.4 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places general duty as respects listed buildings in exercise of planning functions. Paragraph (1) states 'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 2.5 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a general duty as respects conservation areas in exercise of planning functions. Paragraph (1) sets out that 'with respect to any buildings or other land in a conservation area... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

For full details visit the government website [National Guidance](#)

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
 - LP2: Strategy for Development
 - LP4: Contributing to Infrastructure Delivery
 - LP5: Flood Risk
 - LP7: Spatial Planning Areas
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP16: Sustainable Travel
 - LP17: Parking Provision and vehicle movement
 - LP22: Local Services and Community Facilities
 - LP25: Accessible and adaptable homes
 - LP30: Biodiversity and Geodiversity
 - LP31: Trees, Woodland Hedges and Hedgerows
 - LP34: Heritage Assets and their Settings
- 3.2 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Design Guide Supplementary Planning Document (2017)
- Developer Contributions SPD (2011)
- Huntingdonshire Landscape and Townscape Assessment (2022)
- Cambridgeshire Flood and Water SPD (2017)
- Annual Monitoring Report – Part 1 (Housing Supply) 2022/23
- Annual Monitoring Report – Part 2 (Policy Analysis) 2022/23
- St Ives Conservation Area Character Assessment (2007)
- St Ives Neighbourhood Plan (draft)

For full details visit the government website [Local Policies](#)

4. PLANNING HISTORY

- 4.1 23/01212/FUL – Conversion of existing church parish hall into residential units – Withdrawn by applicant
- 4.2 21/00415/FUL – Conversion of existing church parish hall into four residential units – Refused
- 4.3 16/00486/FUL – The proposals include the demolition of the former school house and church hall, which will be replaced by two 3 bedroom houses, and three 2 bedroom houses – Refused
- 4.4 0300837FUL – Erection of ramp to provide disabled access to hall and formation of vehicular access to cottage – Approved

5. CONSULTATIONS

- 5.1 St Ives Town Council (09/11/23) – Recommend 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.

St Ives Town Council (02/04/24) – Recommend refusal on the grounds of the impact on the community due to the loss of a valuable community facility. The Committee has concerns about the lack of other smaller affordable venues within the town, additionally its central location and size make it a unique and valuable asset for St Ives. Concerns over impact on the food bank operation were also raised. Regarding the application, members noted the lack of parking for potential residents of the proposed residential units in the application and concerns by adjoining occupiers from being overlooked. Concerns were expressed regarding its proximity to Holt Island Nature Reserve

and the lack of consideration for biodiversity, e.g. lack of swallow boxes. In summary, the Committee recommends refusal on the basis of the loss of a community facility and encourages the Church to draw up a business plan to revitalise the hall and enable it to become a self-sustaining venue to be an asset to the community. Refusal is also recommended due to the lack of car parking, loss of privacy for adjoining occupiers and inadequate fencing, as issues raised by neighbours.

- 5.2 HDC Conservation Officers – The previous scheme proposed location of the bin stores to the front of The Church Hall which would have had an unnecessary adverse impact on the way that the historic building is appreciated within the street scene. This revised scheme has the bins and cycle stores located within the amenity space for each flat. The Unit 1 bin store is now placed between the buttress and lobby of Unit 1 so that it respects and blends in with the existing architecture of The Church Hall. I have no objections to the revised scheme which should now preserve the character and appearance of the St Ives Conservation Area. I recommend a material condition for the brick enclosure and another limiting permitted development so that the front of the building does not accumulate visually intrusive structures.
- 5.3 Historic England – No comments.
- 5.4 HDC Urban Design Officers – Revised location of refuse stores supported subject to details of the brick wall secured by condition. The design and treatment of the cycle stores for units 2 and 3 should be conditioned. Refuse and cycle parking locations should be reconsidered for Unit 1 to ensure secure cycle parking which could be secured by condition. Removal of PD rights recommended to prevent introduction of domestic paraphernalia to the front of the Church Hall.
- 5.5 Environment Agency – No objection but strongly recommend that the mitigation measures proposed in the submitted FRA are adhered to.
- 5.6 HDC Emergency Planner – It is recommended in the FRA that “the finished floor levels of the dwellings are at a level not lower than 7.3m AOD. At this level, the floor will be 0.13m above the flood level during the 1% annual probability (1 in 100 chance each year) event. It is recommended there is 0.3m of flood resistant construction above finished floor level to mitigate climate change.” In order to offer further protection during an extreme flood event it is recommended that the suggested mitigation measures are considered in addition.
- 5.7 CCC Highway Authority – It is noted that there is no off-street parking within the site. The on-street parking in the vicinity of the site is restricted until 6pm with the closest unlimited parking being in Westwood Road and Whitecross. The LPA should

therefore be satisfied that any associated parking would not cause an amenity issue.

6. REPRESENTATIONS

6.1 5 representations received objecting to the proposal and raising the following matters:

- Lack of parking and highway safety
- Loss of privacy and overlooking
- Poor amenity for future occupants
- Swift boxes should also be installed
- Lack of public consultation
- Loss of community facility
- Parish Hall has not been effectively marketed
- Neglect of building deliberate
- Lack of bookings reflects neglect of the hall
- Impact on heritage assets
- Misleading information regarding historical use of building
- Building should be restored and retained
- Flood risk
- Many organisations would not feel comfortable holding secular activities in a church
- No prospect of equivalent modest-sized community facilities being provided elsewhere
- Biodiversity statement insufficient

6.2 2 representations received neither objecting to nor supporting the proposal:

- Ownership of existing fence and proposal for wire fencing
- Replacement of existing low fence in poor condition with higher fence

7. ASSESSMENT

7.1 The main issues to consider in the determination of this application are:

- Principle of Development
- Design, Visual Amenity and Impact on Heritage areas
- Residential Amenity
- Parking Provision and Highway Safety
- Flood Risk and Drainage
- Biodiversity
- Accessible and Adaptable Dwellings
- Water Efficiency
- Developer contributions
- Other Matters

Principle of Development

- 7.1 The site is located within a built-up area of St Ives, which the Huntingdonshire Local Plan to 2036 identifies as a Spatial Planning Area and as such, Policy LP7 (Spatial Planning Areas) is considered relevant.
- 7.2 Policy LP7 states that a proposal for development on a site which is additional to those allocated in this plan will be supported where it fulfils the following requirements and is in accordance with other policies. The proposal seeks approval for the change of use of an existing building into three dwellings. Policy LP7 goes on to state that a proposal for housing development will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement.
- 7.3 As the site is located within a built-up area of St Ives, the principle of a residential use is therefore considered acceptable.
- 7.4 The existing use of the building is a former schoolhouse residential use and church/community hall, which is considered to be a community facility and therefore Policy LP22 of the Local Plan applies.
- 7.5 Policy LP22 states that a proposal which involves the loss of a local service or community facility will only be supported where:
(d) an equivalent service or community facility will be provided in a location with an equal or better level of accessibility for the community it is intended to service; or
(e) it demonstrates that there is no reasonable prospect of that service or facility being retained or restored because either (i) there is insufficient community support for its continuation or (ii) reasonable steps have been taken to effectively market the property for its current use without success.
- 7.6 Furthermore, paragraph 97 of the National Planning Policy Framework 2023 states that planning decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.
- 7.7 As LP22 covers a wide range of different local services and community facilities, it is acknowledged that the evidence base will vary from case to case. Each case/use should be assessed on its own merits. It is understood that the Church Hall relies on a booking system whereby customers would book the facility ahead of time. It is not a place where you can just turn up to use the facilities. Therefore, the applicant can quantify the demand for the service. The applicant has stated that there were 3 regular hires (martial arts and fitness clubs) and two private party hires in 2019, 1 club hire (martial arts) in 2020 and no hires in 2021. The applicant has confirmed that there have been no

further bookings for the hall since the previous application (21/00415/FUL). The hall is only currently being used for foodbank storage and it is proposed to relocate this operation to another location with better accessibility and parking provision.

- 7.8 The applicant has also provided a list of other community facilities within St Ives (Burgess Hall, Westwood School Hall, the refurbished Corn Exchange, the Methodist Church Hall), notes on the condition of the exiting hall and has outlined future plans for the Parish Church (contained in the Design and Access Statement).
- 7.9 It is considered that the information provided with this application demonstrates that there is insufficient community support for the continuation of the facility given the lack of bookings over the last few years. The submitted information also demonstrates that there are alternative community facilities in close proximity to the site, which have better levels of accessibility for the community it is intended to serve. It also clearly outlines the amount of repair/refurbishment that is required to bring the building up to standard. It is also a material planning consideration that the previous application (21/00415/FUL) was not found to conflict with Policy LP22 following the submission of additional information (similar to that submitted in support of this current application).
- 7.10 It is noted that the subject property has not been marketed for sale. Policy LP22 states that either (e)i **or** (e)ii must be addressed. In this particular case, when considering the information submitted against the use of the site as a community hall for hire, it is considered that e.i. has been addressed and therefore marketing information is not sought.
- 7.11 It is noted that St Ives Town Council previously supported the conversion of the church hall to residential units (application reference 21/00415/FUL) in their comments dated 24th March 2021 stating “the return to use of a disused building is welcomed.” St Ives Town Council have now raised an objection to the current application, due to the loss of the community facility. They have stated that the application lacks a credible plan which provides alternative solutions and no suitable physical replacement has been offered. As set out above, it is considered that the proposal complies with LP22 (e)(i), and therefore an equivalent community facility does not need to be provided as part of this application.
- 7.12 Overall, it is considered that the submitted information is sufficient in order to address the loss of the community facility and the requirements of Policy LP22 of the Local Plan. The principle of development is therefore acceptable, subject to all other material planning considerations addressed below.

Design, Visual Amenity and Impact on Heritage Assets

- 7.13 Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. Policy LP34 of the Local Plan sets out that great weight and importance is given to the conservation of heritage assets.
- 7.14 The site is located within the St Ives Conservation Area. The site is also within close proximity to one Grade I Listed Building – St Ives Parish Church, Church Street and two Grade II Listed Buildings – The Old Grammar School, 1 Ramsey Road and Anglers Rest Hotel, Ramsey Road. Furthermore, the Council's Conservation Officer identifies the existing Church Hall building as an undesignated heritage asset that makes a strong contribution to the character and appearance of the St Ives Conservation Area.
- 7.15 The proposal involves the change of use of the existing Church Hall and former schoolhouse into three residential units, alongside various external alteration including the replacement of external doors, the insertion of new external doors, boundary treatments and erection of cycle and bin stores. The proposed external alterations to the building itself are considered to be minor and subject to specific details of the proposed doors, would not adversely impact the character and appearance of the street scene or St Ives Conservation Area.
- 7.16 The existing 1 metre high brick boundary wall to the front of the site is to be retained with 2 small sections removed to create pedestrian access to units 2 and 3. Unit 1 would be served by the existing pedestrian access. The external areas around the building would be subdivided to create separate garden/patio areas. It should be noted that the 2m fence proposed under the previous application (21/00415/FUL) which was included in the refusal reason has been removed from the proposed plans. Unit 1 would have the garden area to the front of the building, unit 3 would have a small 'private yard' to the rear of the building and unit 2 would the largest garden areas to the rear/side of the building. The proposed boundary treatment and paving the units is acceptable in principle, however it is recommended that details of hard landscaping be secured by way of condition should Members decide to support the proposal. It is also noted that no indicative soft landscaping has been shown on the proposed plans and therefore this should also be secured by way of a condition.

- 7.17 Each unit would be served by separate bin and cycle stores located within the amenity space for each unit. The Unit 1 bin store would be sited between the buttress and lobby of Unit 1 with a new brick enclosure. It is considered that this would respect and blend in with the existing architecture of the Church Hall and addresses the 1st reason for refusal on the previous application 21/00415/FUL. The Conservation Officer has raised no objections to this revised scheme, which is considered would preserve the character and appearance of the St Ives Conservation Area, subject to the imposition of a condition securing the brick details for the bin store enclosure. It is also recommended that permitted development rights be removed by way of a condition, to ensure that no walls, fences or other structures can be erected to the front of the building within the garden of Unit 1, without the written approval of the Local Planning Authority.
- 7.18 Given the nature of the proposals and the distance to surrounding listed buildings, it is not considered there would be any harm caused to the setting of these heritage assets.
- 7.19 In summary, subject to recommended conditions, securing a hard and soft landscaping proposal, details of the external doors, details of the brick to be used for the unit 1 bin store, details of the bin and cycle stores for units 1, 2, and 3, as well as the removal of certain permitted development rights, the proposal would preserve the character and appearance of the existing building, the St Ives Conservation Area and the surrounding area. The proposal therefore accords with Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework 2023. The proposal overcomes refusal reasons 1 and 3 on 21/00415/FUL in respect of the impact on heritage assets and the surrounding area.

Residential Amenity

Amenity of neighbouring properties

- 7.20 Policy LP14 states that a proposal will be supported where a high standard of amenity is maintained for all occupiers of neighbouring land and buildings.
- 7.21 The closest neighbouring properties that could be impacted as a result of the proposed development are No. 4A Ramsey Road, Nos. 1 and 2 Church Terrace, Nos 2 - 14 River Place (evens only) and No. 40 West Street.
- 7.22 No 4A Ramsey Road is located to the north of the application site. This neighbouring property would share a boundary with the

private amenity areas to unit 2 and 3. The submitted floor plan states that there is an existing 2.5 metre wall along the northern boundary with 4A Ramsey Road, however the neighbour has commented that there is a gap which is currently filled with a low fence in poor condition. The vegetation along this boundary was too overgrown for the Officer to inspect on the site visit. As already mentioned above, it is recommended that details of hard landscaping, including boundary treatments, are secured by way of condition. Furthermore, the proposal is not considered to result in any unacceptable overlooking impacts as the existing first-floor, north elevation window serving bedrooms to Unit 3 are situated forward of the principle elevation of the neighbouring property.

- 7.23 The proposed development is not considered to result in any overlooking impacts on the neighbouring properties of Nos. 2 and 4 River Place or No. 40 West Street as the existing windows on the east elevation would serve ground floor bedrooms only and no first floor level is proposed.
- 7.24 The previous application was refused for the following reason: *“the proposed 1st floor bedroom window on the south facing elevation serving unit 3 would significantly overlook the rear amenity areas of No's 10, 12 and 14 River Place and would therefore have an adverse impact upon their residential amenity”*. The mezzanine serving unit 3 (now unit 2) has been omitted from the proposed plans. The existing windows on the south elevation would be retained however these would not serve first floor accommodation and therefore would not result in harmful overlooking between the future occupants of unit 2 and the neighbouring properties. A replacement fixed door is proposed to unit 2 (serving a bedroom) however the proposed south elevation indicates that the top half of the door would be obscured glazed. Subject to a condition to ensure the obscure glazing is retained in perpetuity, it is not considered there would be any detrimental neighbour amenity impacts to 10, 12 and 14 River Place or future occupants of the development.
- 7.25 There are existing windows on the south elevation of the subject building which face towards the rear elevation and gardens of 1 and 2 Church Terrace which sit further forward in their plot than the subject building. The existing high level window would serve the bathroom for unit 1, however the bottom of the window is at least 2 metres above the internal floor level and external ground level. As such, it is not considered likely that there would be adverse overlooking impacts or loss of privacy to the future occupants or the existing properties 1 and 2 Church Terrace.

7.26 As the proposed change of use does not involve any increase to its footprint, the proposal is not considered to result in any overbearing or overshadowing impacts on neighbouring properties over and above the existing arrangement.

Amenity for future occupiers

7.27 The third refusal reason on the previous application stated that the proposal provided poor future residential amenity standards for residents. The Officer Report for DMC highlighted the concerns which included lack of external access, lack of privacy to front garden area, poor internal light levels and outlook.

7.28 The amended scheme demonstrates that units 2 and 3 would have external access to the rear external amenity areas. The external amenity area to Unit 1 would be entirely to the front of the building adjacent to Ramsey Road, therefore it is acknowledged that this unit would not benefit from a private external amenity space.

7.29 Unit 3 would have a small 'private yard' area to the rear of the building and the proposed floor plan shows that there would be 3 windows serving habitable rooms in Unit 1 and 2 facing this private yard. The bottom of the east elevation window serving the kitchen to Unit 1 would be over 2 metres from the external ground level, such that there would not be any adverse overlooking or loss of privacy. The proposed north elevations indicate that the lower panels in the 2 large windows serving a bedroom for Unit 1 and living area for Unit 2 would be obscure glazed. Subject to a condition to ensure the obscure glazing is retained in perpetuity, it is not considered there would be any detrimental residential amenity impacts to future occupants of the development.

7.30 It is considered that the amendments to the current scheme are sufficient to overcome the previous refusal reason and on balance, the proposal would deliver an acceptable level of amenity for future occupants, in accordance with Policy LP14 of the Local Plan.

Parking Provision and Highway Safety

7.31 Policy LP16 of the Local Plan aims to promote sustainable travel modes and supports development where it provides safe physical access from the public highway. Policy LP17 states a proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles.

7.32 There is no existing vehicular access or off-street car parking for the site.

Car Parking

7.33 The proposal does not include any off-street car parking for the development. Given the site is in close proximity to the St Ives town centre which provides various services and facilities of a day-to-day nature, the proposal is considered to be acceptable in this instance. Officers also note that there are parking control measures such as double yellow lines, cycle lanes and parking bays in place near to the site. Given the sustainable location of the site, it is considered the proposed car-free development complies with aims of policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036 in regards to car parking.

Cycle Parking

7.34 The proposal includes the provision of cycle stores for each property. As one cycle storage space is required per bedroom, per property, units 2 would need to provide an additional cycle storage space. As such, the proposal currently does not strictly accord with the guidance. However Officers note the above identified harm about the proposed positioning of the bin stores at the front of the site. Therefore taking everything into consideration, Officers consider the proposal is acceptable and would comply with aims of policies LP16 and LP17 of the of the Huntingdonshire Local Plan to 2036 with regards to cycle parking.

Highway Safety

7.35 No vehicular access is proposed as part of the development. The Highway Authority have been consulted as part of the application and raise no objection the proposal. Officers therefore consider the proposal would not have an adverse impact upon highway safety, in accordance with policies LP16 and LP17 of the of the Huntingdonshire Local Plan to 2036.

Flood Risk and Drainage

7.36 The site is predominantly located within Flood Zone 2, with a section in the south-west of the site falling within Flood Zone 3 on the Environment Agency's Flood Map for Planning and the Strategic Flood Risk Assessment (2017). The proposal seeks permission for the change of use of an existing Church Hall to three residential dwellings. As the proposal is for a change of use a sequential test is not required. The existing use is classified as 'Less Vulnerable' development with the proposed use classified as 'More Vulnerable' in accordance with the Planning Practice Guidance. Whilst the proposal would result in an increase in

vulnerability, given that the entirety of the building and residential use would be within Flood Zone 2, where 'More Vulnerable' development is acceptable, the Local Planning Authority are satisfied that Exception or Sequential Tests are not required.

- 7.37 The application has been accompanied by a Flood Risk Assessment, which the Environment Agency have no objections to, subject to the imposition of a condition to ensure the mitigation measures proposed are adhered to.
- 7.38 The proposal seeks to dispose of surface water via soakaway and the mains sewer and seeks to dispose of foul sewage by connecting to the existing mains sewer. The proposed methods are considered to be acceptable, subject to specific details on the soakaway, to be agreed via a suitably worded condition on any planning permission granted.
- 7.39 Subject to appropriate conditions, the proposal is considered to be acceptable with regard to its impact on both flood risk and surface water and therefore accords with Policies LP5 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework.

Biodiversity

- 7.40 Paragraph 180(d) of the NPPF (2023) states planning decisions should minimise impacts on and provide net gains for biodiversity. Policy LP30 of Huntingdonshire's Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated. Policy LP30 also requires development proposals to ensure no net loss in biodiversity and provide a net gain in biodiversity where possible.
- 7.41 The application is accompanied by a Preliminary Ecological Appraisal dated October 2023. This sets out that no further surveys are required for bats, however precautionary measures have been recommended. It is recommended that the bramble and ivy growing on and around the building is cut back to prevent the site becoming suitable for nesting birds and sensitive timings for its removal have been recommended. There are opportunities for enhancement at the site including night-scented planting, bird boxes and a hedgehog dome. Furthermore, conditions would be imposed on any planning permission granted to secure specific details of soft landscaping proposals.
- 7.42 Subject to the imposition of conditions ensuring compliance with the recommendations set out in the PEA and securing a soft landscaping scheme, the proposal is considered to accord with the objectives of Policy LP30 of the Local Plan and the NPPF 2023.

Accessible and Adaptable Dwellings

7.43 Policy LP25 of the Local Plan states that proposals for new housing will be supported where they meet the optional Building Regulation requirement M4(2) 'accessible and adaptable homes' unless it can be demonstrated that site specific factors make this impractical or unviable. The applicant has confirmed that the proposed units would comply with this requirement, and therefore a condition could be attached to any approval decision to ensure compliance with the above.

Water Efficiency

7.44 Policy LP12(j) of the Local Plan to 2036 states that new dwellings must comply with the optional Building Regulation requirement for water efficiency set out in Approved Document G of the Building Regulations. A condition will be attached to any permission to ensure compliance with the above, in accordance with Policy LP12(j) of Huntingdonshire's Local Plan to 2036.

Developer Contributions

Bins

7.45 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking for the provision of wheeled bins has been received by the Local Planning Authority dated 4th March 2024. The proposed development is therefore considered to accord with Policy LP4 of Huntingdonshire's Local Plan to 2036 and the Developers Contributions SPD (2011).

Community Infrastructure Levy (CIL)

7.46 The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education.

8. RECOMMENDATION – APPROVAL subject to conditions to include the following:

- Time limit
- Approved plans
- Hard and soft landscaping, including boundary treatments
- Details of external doors
- Details of the brick to be used for the unit 1 bin store
- Details of bin and cycle stores
- Compliance with FRA
- Surface water drainage details
- Compliance with PEA
- Obscure glazing to south and east elevation windows
- Removal of permitted development rights

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PLANNING APPLICATIONS

Official Planning Recommendations from Planning Committee Meeting 08 November 2023

Application No Applicant/Agent	Proposed Development	Recommendation
<p>23/O1699/FUL</p> <p>[Redacted] Headley Stokes Associates Limited Ferrar House 70 High Street Huntingdon PE29 3DJ</p>	<p>Conversion of existing church parish hall to 3 residential units (Use Class C3).</p> <p>The Church Hall, Ramsey Road St Ives</p>	<p>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.</p> <p>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.</p>
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PLANNING APPLICATIONS

Official Planning Recommendations from Planning Committee Meeting 27 March 2024

Application No Applicant/Agent	Proposed Development	Recommendation
<p>23/O1699/FUL Basil Samila Headley Stokes Associates Limited Ferrar House 70 High Street Huntingdon PE29 3DJ</p>	<p>Conversion of existing church parish hall to 3 residential units (Use Class C3).</p> <p>The Church Hall, Ramsey Road St Ives</p>	<p>Recommend refusal on the grounds of the impact on the community due to the loss of a valuable community facility. The Committee has concerns about the lack of other smaller affordable venues within the town, additionally its central location and size make it a unique and valuable asset for St Ives. Concerns over impact on the food bank operation were also raised. Regarding the application, members noted the lack of parking for potential residents of the proposed residential units in the application and concerns by adjoining occupiers from being overlooked. Concerns were expressed regarding its proximity to Holt Island Nature Reserve and the lack of consideration for biodiversity, e.g. lack of swallow boxes.</p> <p>In summary, the Committee recommends refusal on the basis of the loss of a community facility and encourages the Church to draw up a business plan to revitalise the hall and enable it to become a self-sustaining venue to be an asset to the community. Refusal is also recommended due to the lack of car parking, loss of privacy for adjoining occupiers and inadequate fencing, as issues raised by neighbours.</p>
<p>[REDACTED]</p>	<p>[REDACTED]</p>	<p>[REDACTED]</p>

<p>[REDACTED]</p>	<p>[REDACTED]</p>	
<p>[REDACTED]</p>	<p>[REDACTED]</p>	<p>[REDACTED]</p>
<p>[REDACTED]</p>	<p>[REDACTED]</p>	<p>[REDACTED]</p>
<p>[REDACTED]</p>	<p>[REDACTED]</p>	<p>[REDACTED]</p>

Development Management Committee



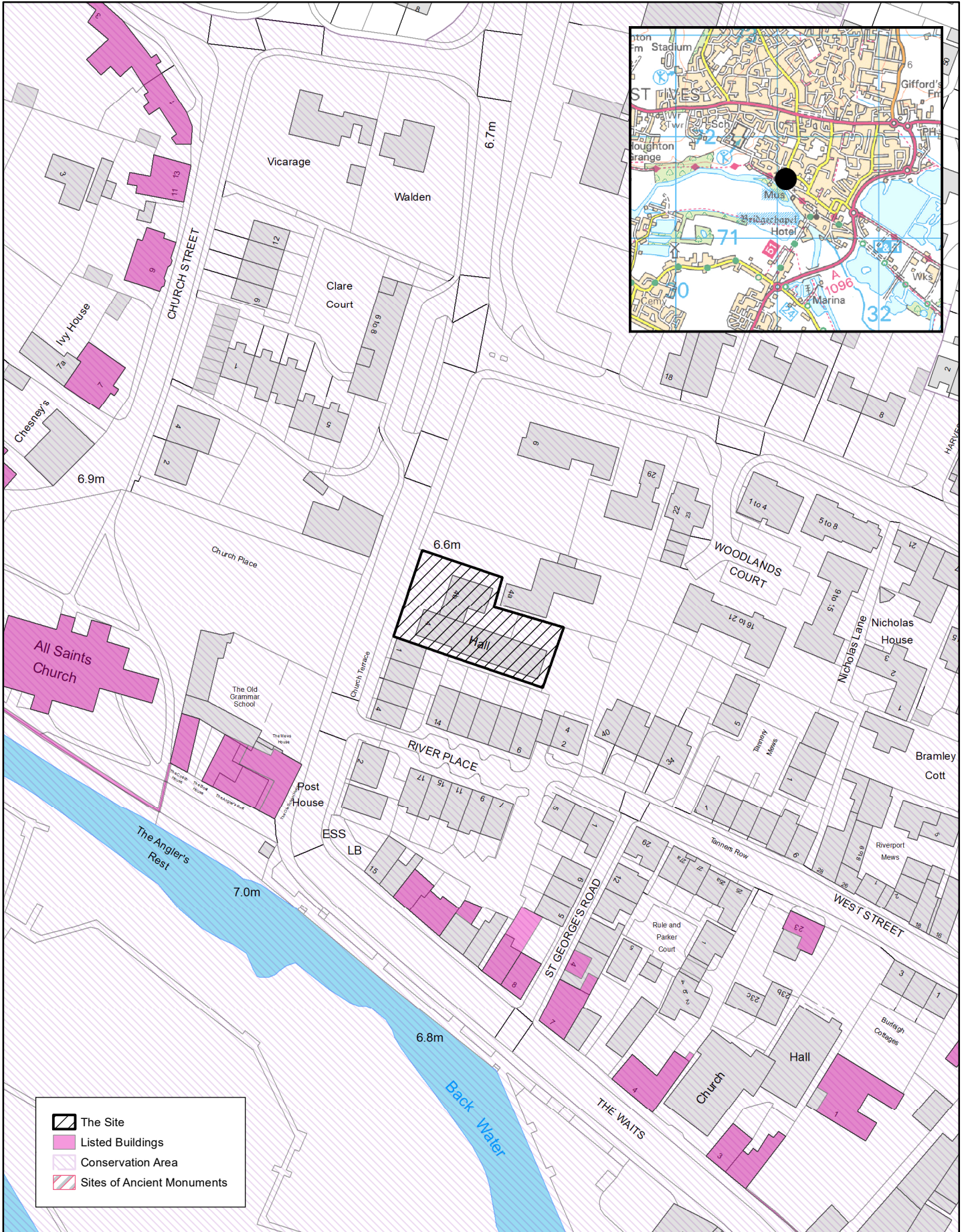
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Application Ref:23/01699/FUL

Date Created: 27/02/2024

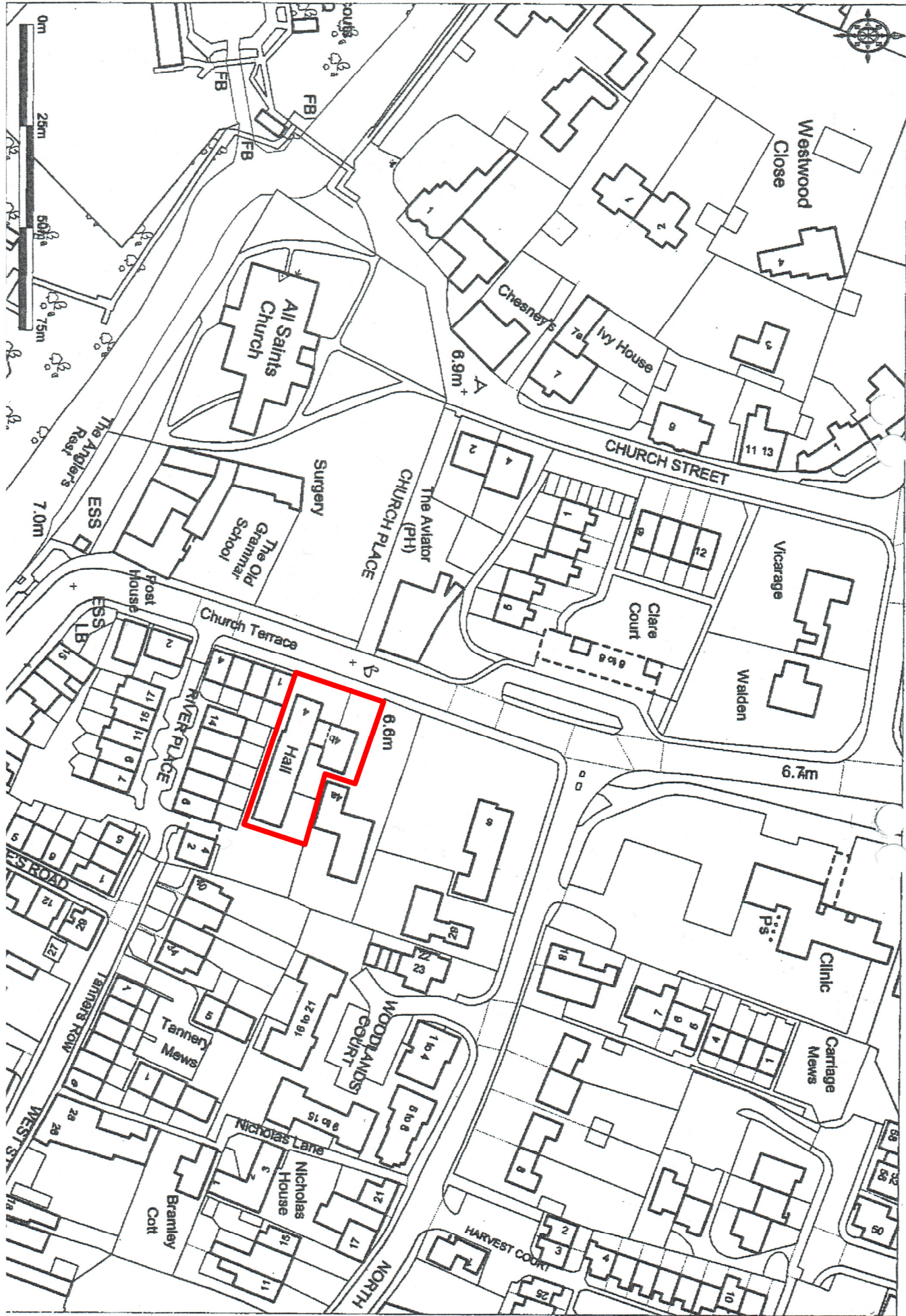
Location: St Ives

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Ordnance Survey HDC 100022322





Scale (m) 0 5 10 50



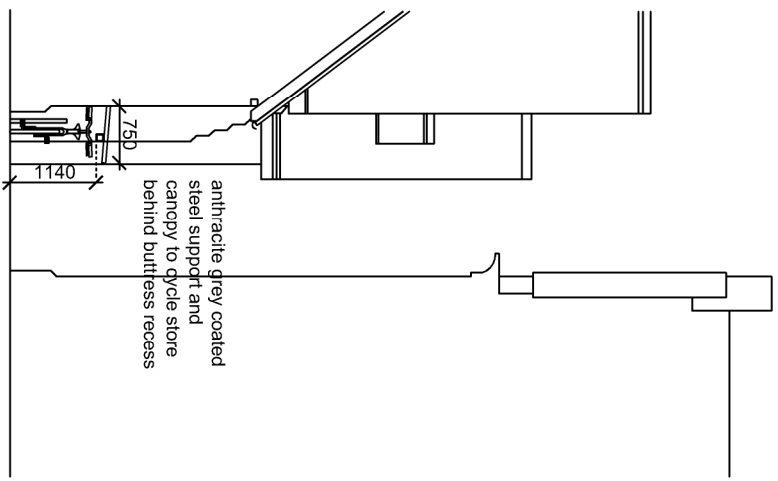
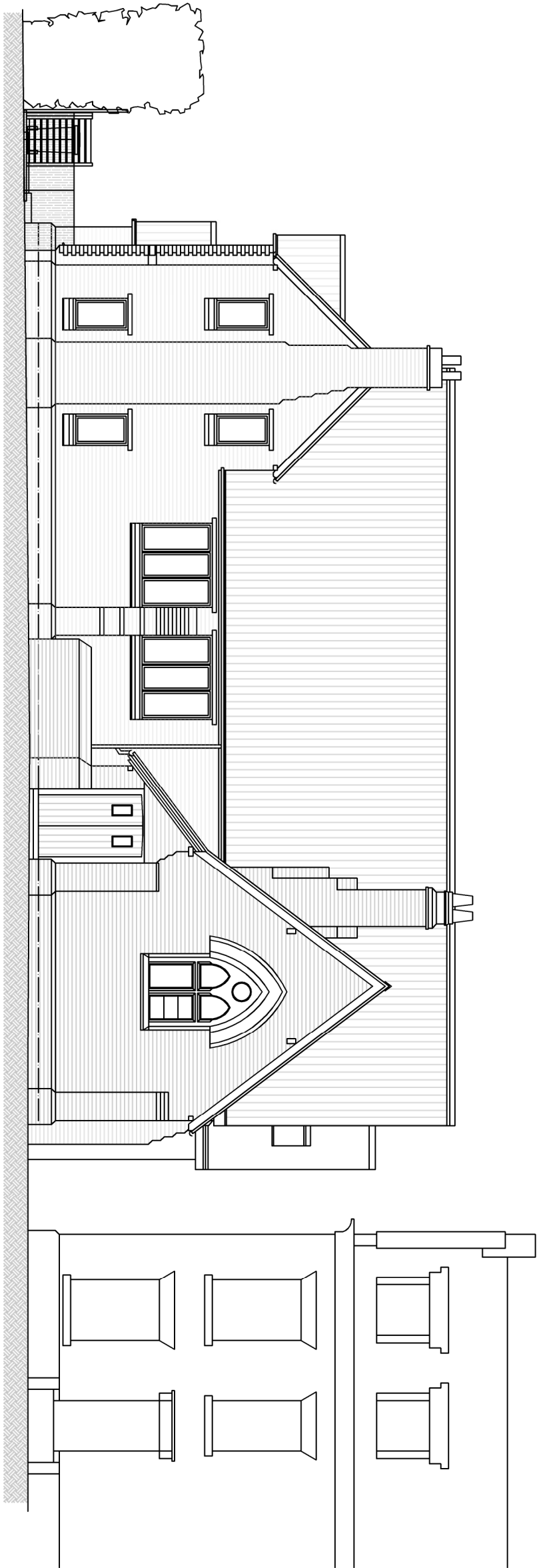
HEADLEY STOKES ASSOCIATES
Chartered Architects and Project Managers
Ferrar House, 70 High Street, Huntingdon, Cambs, PE29 5DZ
Telephone (01480) 456507

REDEVELOPMENT OF CHURCH HALL SITE,
RAMSEY ROAD, ST. IYES, CAMBS

LOCATION PLAN

Date: Apr '23 Scale: 1:1250
Size: A3
1792 / 3 / 01

FRONT (EAST) ELEVATION TO RAMSEY ROAD



anthracite grey coated
steel support and
canopy to cycle store
behind buttress recess

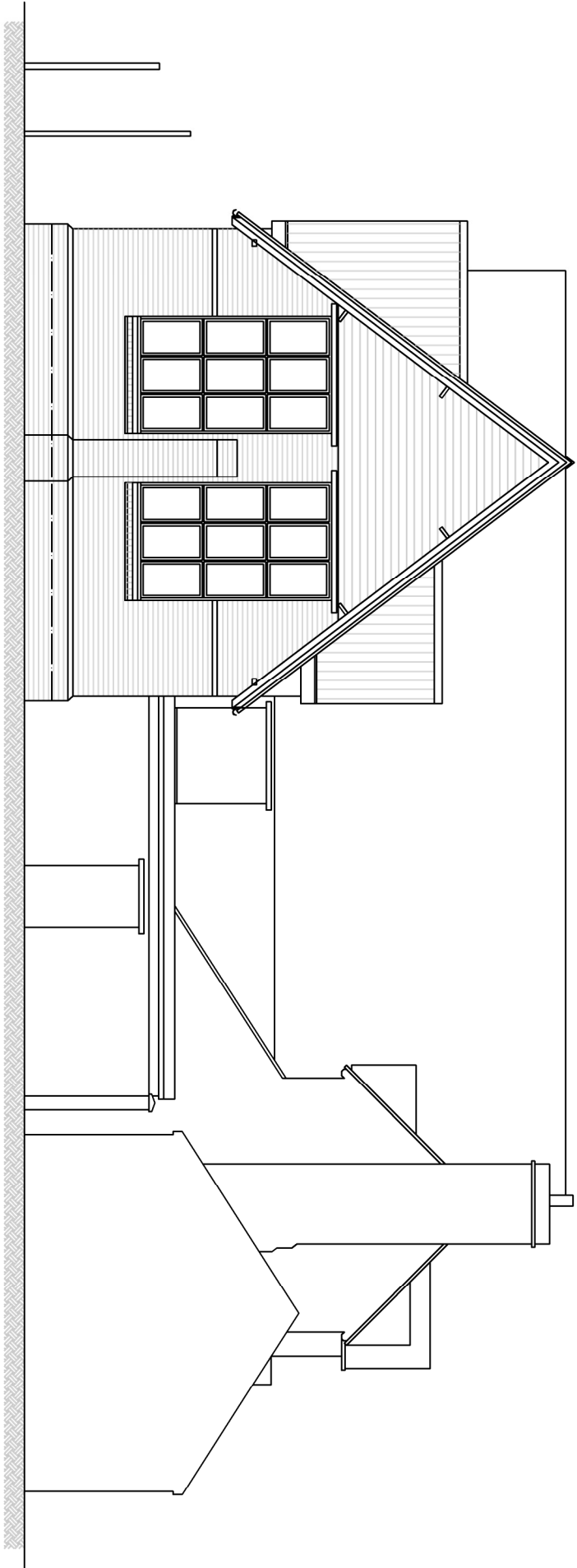
HEADLEY STOKES ASSOCIATES
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REDEVELOPMENT OF CHURCH HALL SITE,
RAMSEY ROAD, ST. IVES, CAMBS

ELEVATIONS AS PROPOSED - 1
Date: Apr '23 Scale: 1:100
1792 / 4 / 09

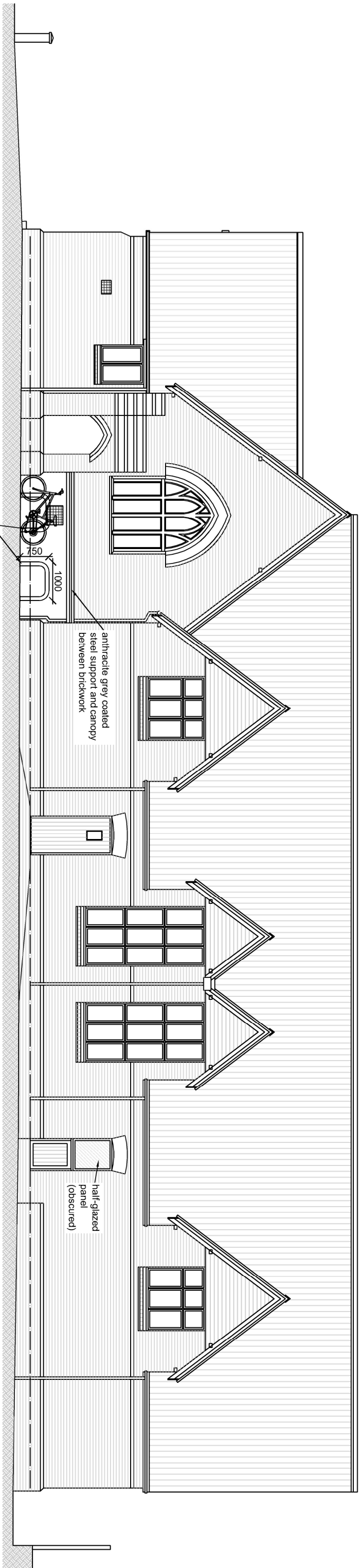


REAR (WEST) ELEVATION



2no. surface fixed
cycle stands to be
100mm dia. tubular
steel in brushed finish

SIDE (SOUTH) ELEVATION TO BOUNDARY



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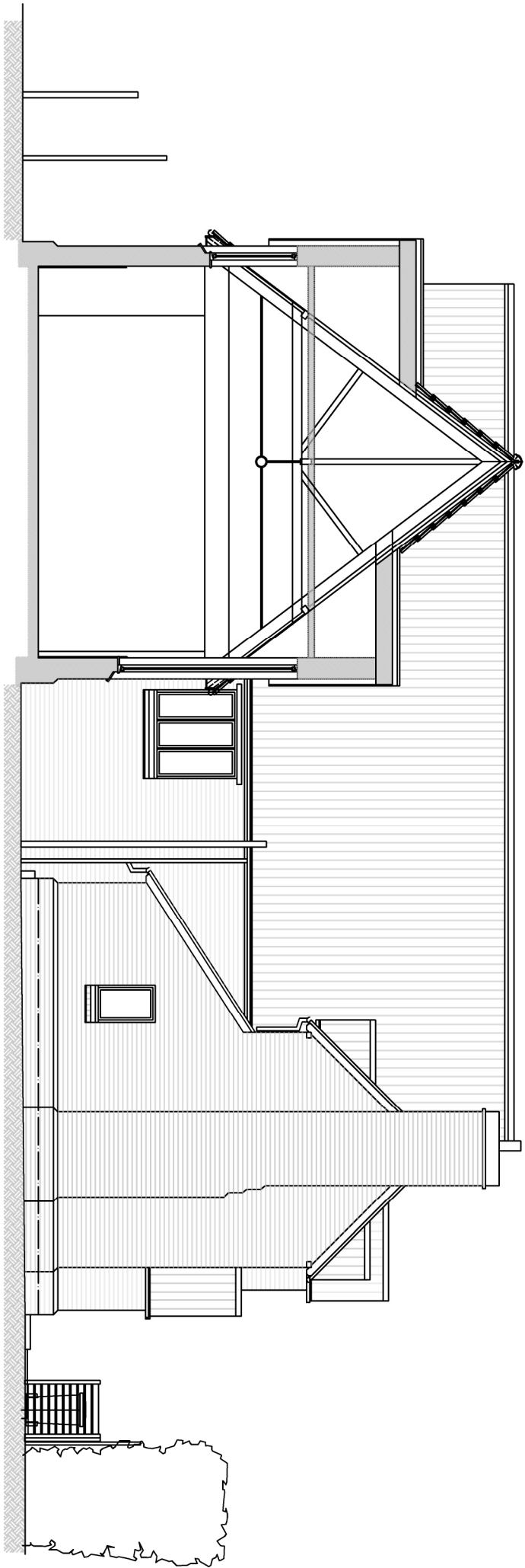
REDEVELOPMENT OF CHURCH HALL SITE,
 RAMSEY ROAD, ST. IVE'S, CAMBS

ELEVATIONS AS PROPOSED - 2

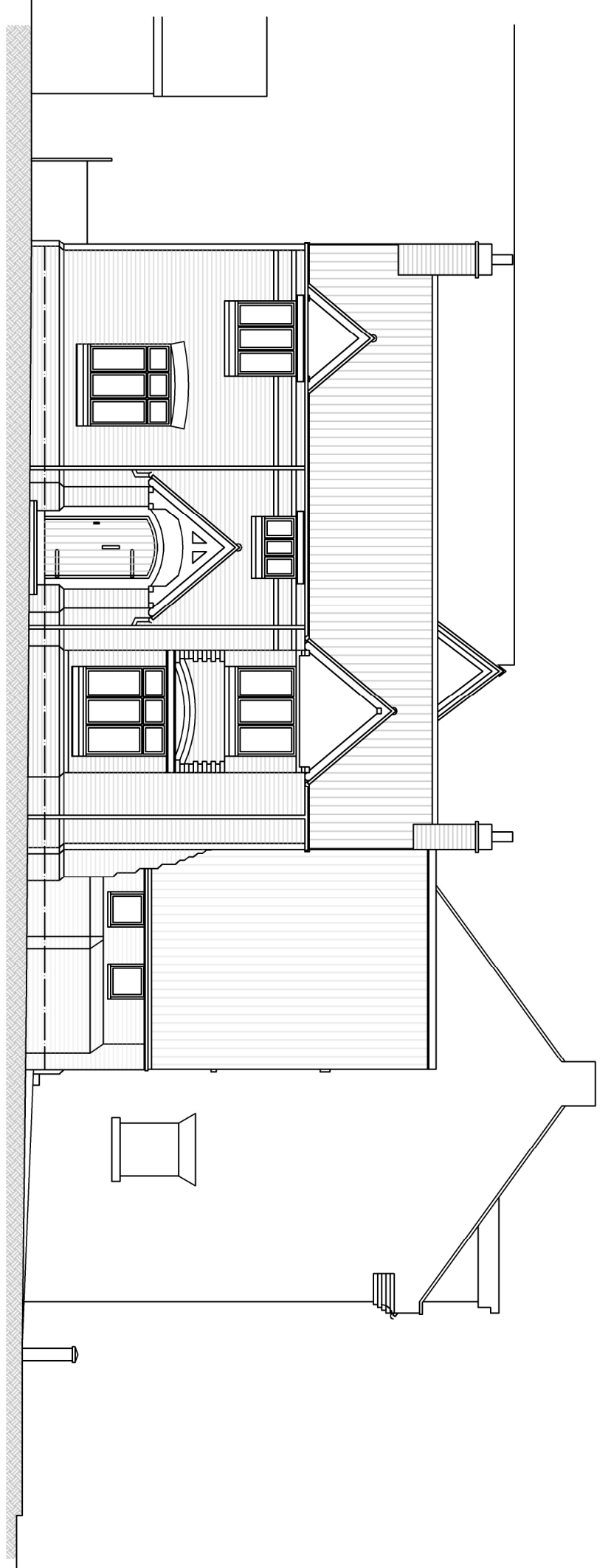
Date: Apr '23 Scale: 1:100
 1792 / 4 / 10



SECTIONAL REAR (WEST) ELEVATION TO INTERNAL YARD



SIDE (NORTH) ELEVATION TO FRONTAGE OF "OLD SCHOOL HOUSE" No. 4b

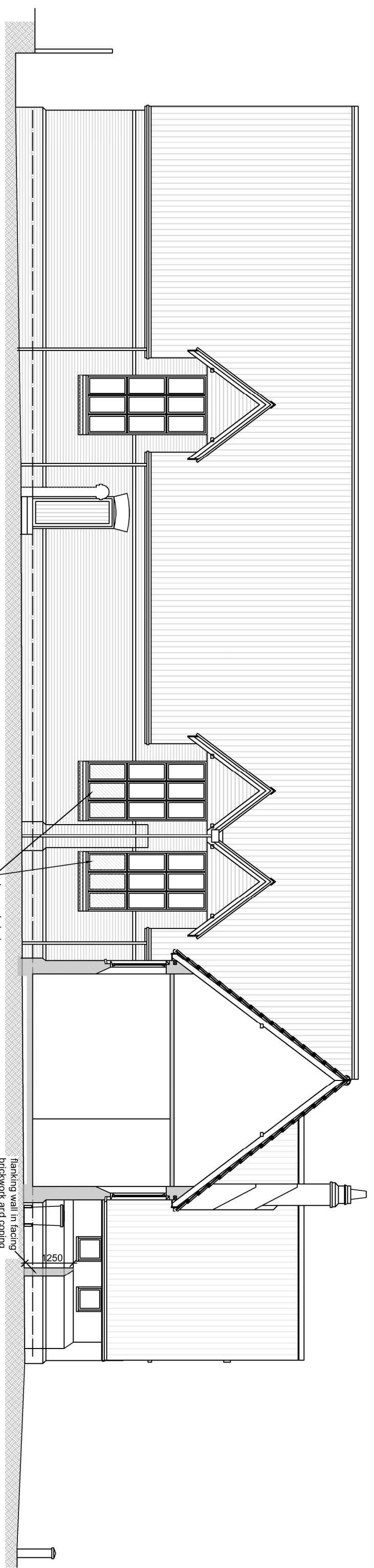


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 REDEVELOPMENT OF CHURCH HALL SITE,
 RAMSEY ROAD, ST. IYES, CAMBS
ELEVATIONS AS PROPOSED - 3
 Date: Apr '23 Scale: 1:100
 Size: A3
 1792 / 4 / 11

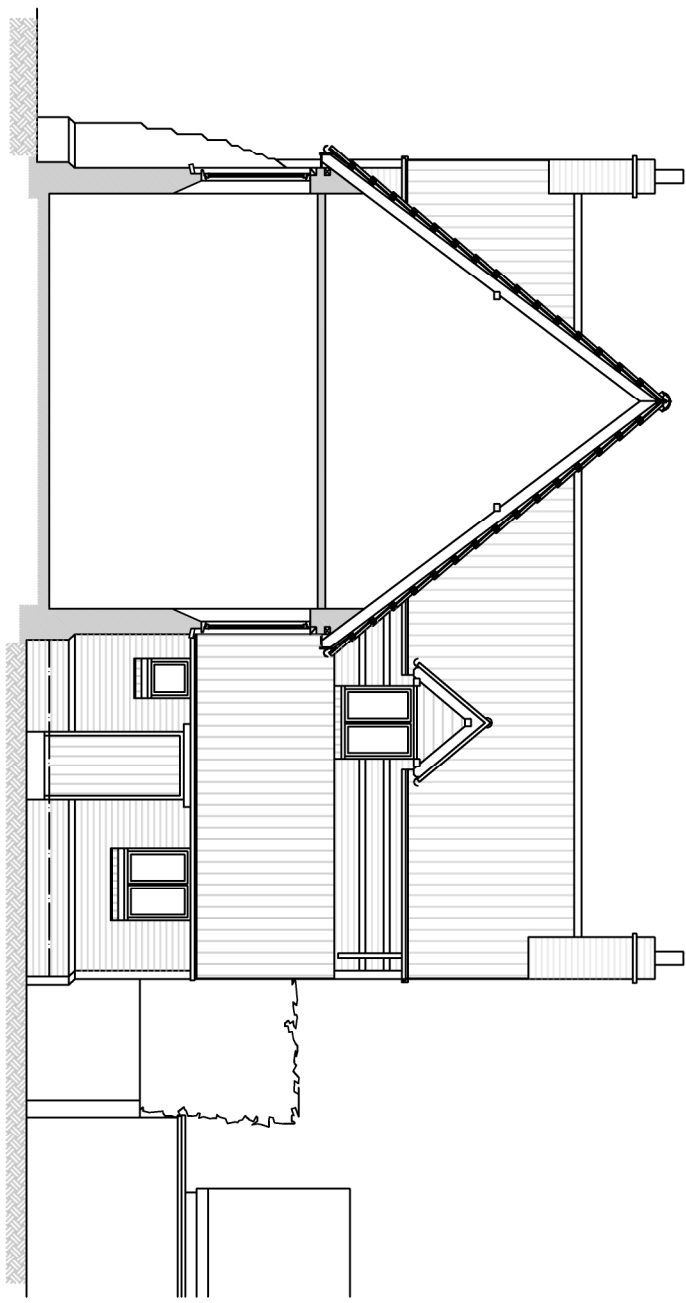
SECTIONAL SIDE (NORTH) ELEVATION TO INTERNAL YARD

obscured glazing
to lower panels
into private yard

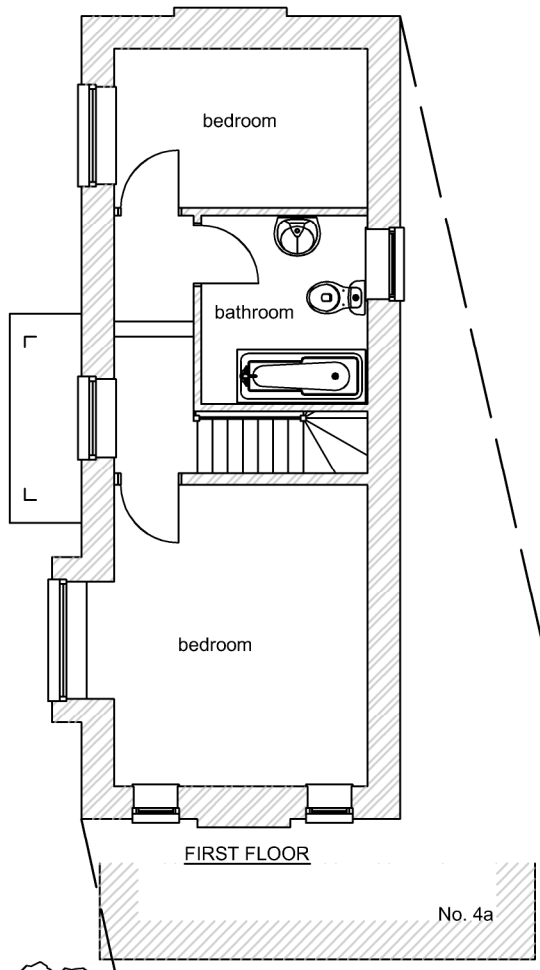
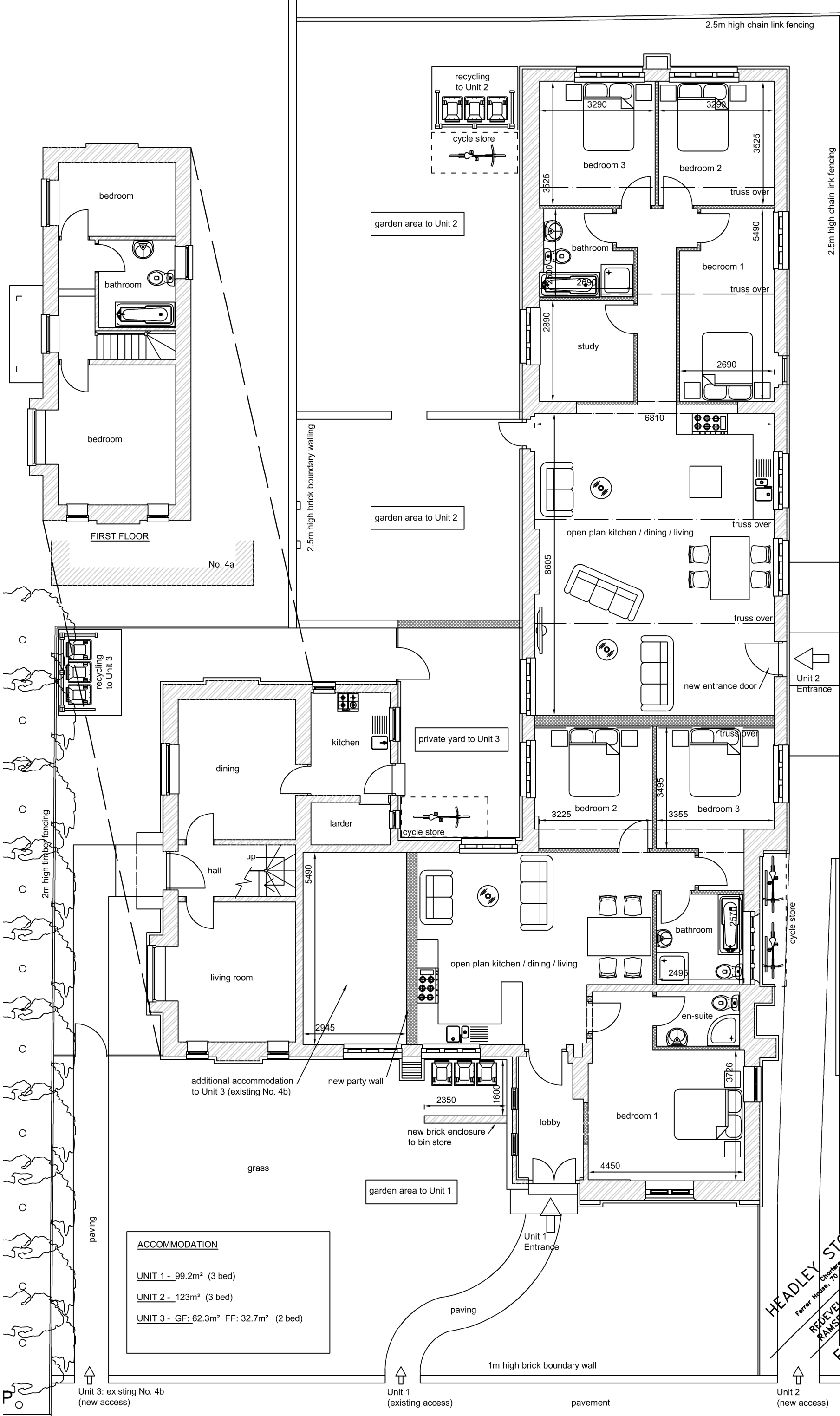
flanking wall in facing
brickwork and coping
align with existing main
building adjacent



SECTIONAL REAR (SOUTH) ELEVATION TO INTERNAL YARD TO "OLD SCHOOL HOUSE" No. 4b



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REDEVELOPMENT OF CHURCH HALL SITE,
RAMSEY ROAD, ST. IYES, CAMBS
ELEVATIONS AS PROPOSED - 4
Date: Apr '23 Scale: 1:100
Size: A3
1792 / 4 / 12



ACCOMMODATION

UNIT 1 - 99.2m ² (3 bed)
UNIT 2 - 123m ² (3 bed)
UNIT 3 - GF: 62.3m ² FF: 32.7m ² (2 bed)

HEADLEY STOKES ASSOCIATES
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**REDEVELOPMENT OF CHURCH HALL SITE,
 RAMSEY ROAD, ST. IVES, CAMBS**

FLOOR PLANS AS PROPOSED

Date: Apr '23 Scale: 1:100
 Size: A3
 1792 / 4 / 08