

**Minutes of the Meeting of the Planning Committee of St Ives Town Council  
held via Zoom on Wednesday 24 February 2021**

**Present:**

Chairman: Councillor N Dibben

Councillors: J Tiddy, P Hussain, N Wells, C Smith, T Drye, J Pallant (ex officio)

**In attendance:**

Town Clerk: A Benfield

Amenities Manager: C Allison

**PL75.00 APOLOGIES**

Councillor D Rowe (business commitment) and Councillor J Davies (HDC commitment).

**PL76.00 DECLARATIONS OF INTEREST**

**Application 21/00130/FUL – Councillor J Pallant** – non pecuniary interest as someone employed by a business close to the site.

**PL77.00 PUBLIC PARTICIPATION**

The Civic Society of St Ives made the following comments:

**Application 21/00130 – Marshalls plc, Meadow Lane** – Question 18 of the Application Form asks “..... will the proposed development increase or decrease the number of employees?” The response is *No*.

The Planning Statement at Section 4 - Proposed Development, para 4.3 concludes “*It will also lead to the creation of an additional 20-25 full-time jobs at the site, comprising a mix of engineering, site operative and site management roles.*”

There is no discussion of the additional transport movements that will be created by this development. Nor of any changes in working hours etc.

Whilst the Society has no objection to the development itself, it being in keeping with the existing use of the site, we consider the application should include full details of the implications of the proposal for employment, working hours and transport movements

**Applications 21/80021 and 80022 – The Spires survey update** - Section 5.6 Comments (page 15 of 27) report comments made by the respondents. One comment is that linking footpaths/cycle-paths are required to be opened as soon as possible in the life of a new estate, not after most homes are completed.

In the future, this should be a condition of any Planning Permission.

**Proposed re-classification of A1123** - This proposal by CCC has not been publicised locally and I have been unable to find any information on their website other than in the Agenda and Minutes of the County Council’s December meeting.

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The use of the route is entirely different between the very rural eastern end and the much more heavily populated western end of the route. In this area the A1123 from Hartford to the A1096 and the whole of the A1096 is a County Council Freight Route. See:

<https://www.cambridgeshire.gov.uk/asset-library/Cambridgeshire-Advisory-Freight-Map.pdf>

Change of designation of the route is reported to result in a reduction of £250,000 per year in grant, approximately £10,000 per mile per year. However, lorry use would only slowly reduce as Sat Navs are updated/replaced whilst driver's memories would last for much longer. Maintenance costs would not reduce, resulting in either a deterioration in the route or a loss the county has to recover from elsewhere. Winter gritting is also likely to be reduced.

In the short term, whilst the works in Huntingdon continue on the link up of the A1307, some drivers will continue to favour the A1123 over the much longer access via the Brampton Hut interchange. Indeed local traffic, generated in the businesses of St Ives and northern Huntingdon, indeed sometimes travelling just between the two locations, will always use the route.

In conclusion the change should not be contemplated until after completion of the works in Huntingdon and a full survey and consultation has been carried out. This survey and consultation should also consider the retention of A road status for the Advisory freight route and the reclassification of the eastern section of the route.

#### **PL78.00 MINUTES**

The Minutes of the Meeting held on 10 February 2021 were agreed as a correct record and would be signed by the Chairman in due course.

#### **PL79.00 PLANNING APPLICATIONS**

Consideration was given to the following applications:

##### **21/00010/FUL**

Erect B8/B2/Class E unit to replace the original industrial unit damaged by fire  
Caxton House  
11 Caxton Road  
St Ives

##### **RECOMMENDATION:**

##### **Approval**

The Committee would recommend that consideration be given to having PV panels or a green roof installed.

##### **21/00096/FUL**

Single storey front extension  
6 Burstellars  
St Ives

##### **RECOMMENDATION:**

##### **Approval**

Appropriate scale of development  
In keeping with other extensions in the area  
Appropriate storage ought to be provided for wheelie bins

**21/00098/FUL**

New rooftop mounted air conditioning plant for refurbished changing rooms  
 One Leisure Indoor  
 Westwood Road  
 St Ives

**RECOMMENDATION:**

**Approval**

Appropriate development for the Centre  
 No adverse impact as the site is not visible from the public areas

**21/00130/FUL**

Erection of silos, batching plant, including enclosed supporting structure and external stairs and associated works in connection with an existing production building  
 Marshalls plc  
 Meadow Lane  
 St Ives

**RECOMMENDATION:**

**Approval, subject to**

Further information on noise, dust and traffic impact.

**21/80021/COND**

Conditional information for 13/01895/OUT – C17 – Travel Plan  
 Land at former Golf Course  
 Houghton Road  
 St Ives

**RECOMMENDATION:**

**Approval, subject to**

The developer making efforts to increase green travel via walking or cycling and encouraging residents to leave their cars behind

Siting of a bus stop at the foot of Hill Rise to make use of public transport more viable

We would suggest that the Survey is delayed until lockdown is lifted and the new cycle path is put in place

It is noted that the data is not really valid as the lockdown was in place so there was a low response from residents.

**21/80022/COND**

Conditional information for 17/02325/FUL – C9 – Travel Plan  
 Land at former Golf Course  
 Houghton Road  
 St Ives

**RECOMMENDATION:**

**Approval, subject to**

The developer making efforts to increase green travel via walking or cycling and encouraging residents to leave their cars behind

Siting of a bus stop at the foot of Hill Rise to make use of public transport more viable

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We would suggest that the Survey is delayed until lockdown is lifted and the new cycle path is put in place

It is noted that the data is not really valid as the lockdown was in place so there was a low response from residents.

**PL80.00 PROPOSED RECLASSIFICATION OF A1123 AND A1421 TO 'B' ROAD STATUS**

Consideration was given to Cambridshire County Council's consultation on the proposed reclassification of the above roads.

It was agreed that the Committee's comments be limited to the stretch between Hartford roundabout to Earith.

There was very little background information to this proposal. Members did not agree with reclassification on this stretch of road as this was a main lorry route. They had concerns about reduced maintenance of a 'B' road which could lead to an increase in noise pollution and accidents in St Ives. There was also no information on the cost of signage, projected traffic reduction levels or whether such a change would impact on the road gritting policy.

**RESOLVED:** that a response be sent to the consultation objecting to the reclassification of the road between Hartford roundabout and Earith for the reasons above.

**PL81.00 DEVELOPMENT MANAGEMENT COMMITTEE**

The Chairman reported that he was shortly to take part in a workshop on the Houghton Grange development and would provide a report to members thereafter.

Chairman:

Dated:

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