

**Minutes of the Meeting of the Planning Committee of St Ives Town Council
held in the Town Hall on Wednesday 28 June 2023**

Present:

Councillors: R Chapman, M Gleadow, C Morgan, J Kerr, J Tiddy, N Wells, C Smith

In attendance:

Town Clerk: M Price
Democratic Officer: A Childs
Facilities Manager: T White
St Ivo Work Experience: B Wood

The Chairman introduced Ben Wood, who is a student at St Ivo School and will be completing work experience at St Ives Town Council between 26-30 June 2023.

PL14.00 APOLOGIES FOR ABSENCE

None.

PL15.00 DECLARATIONS OF INTEREST

None.

PL16.00 PUBLIC PARTICIPATION

Ian Jackson, a local resident and trustee of the Great Ouse Valley Trust, spoke about his grave concerns regarding Planning Application **23/00627/OUT**. He came to support the previously expressed views of trust partner Houghton & Wyton Parish Council, which were sent to Huntingdonshire District Council. Mr Jackson stated the proposed development is a sensitive issue for the Trust and the town of St Ives. The logo for the Great Ouse Valley Trust's motto is 'Our Landscape for Life', and St Ives area is one of six priority landscapes which means that our green spaces and natural settings should be protected. He stated that the number of proposed houses exceeds the desirable amount, and stressed that there should be a green gap between this development and the villages of Houghton and Wyton – not one ribbon link development. He mentioned HDC's desire for a green entrance so any housing development should be set back from the main road (A1123) and the current plans are encroaching on this boundary. The Trust is promoting the distance between St Ives and Godmanchester as a green corridor, and their community engagement workshops have shown the public's desire to maintain this green corridor.

[Councillor C Smith entered the chamber]

Mr Jackson voiced concerns of water pollution from the development works, with potential run off entering the Ouse River. He also mentioned the lack of good transport links from the proposed development, which would lead to increased car usage (traffic and congestion). The proposed works do not have solar panels and no allowance for solar run EV charging stations. He urges St Ives Town Council to advise refusal of this planning application.

The Chairman thanked Mr Jackson for his comments.

PL17.00 MINUTES

RESOLVED: the Minutes of the Meeting held on 14 June 2023 were agreed as a correct record and signed by the Chairman.

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PL18.00**PLANNING APPLICATIONS**

Consideration was given to the following applications:

PL18.01**23/00627/OUT**

Outline planning permission with all matters reserved for the construction of up to 120 homes (Use Class C3) with associated public open space, landscaping, play areas, surface water attenuation, roads, car parking, pedestrian and cycle routes, utility infrastructure and associated works.

**Land Between Houghton Grange And The How
Houghton Road, Houghton
St Ives**

RECOMMENDATION: Refusal

The proposed layout and density of the buildings will eliminate the green entrance to St Ives; as well as impede natural animal migration.

The development area size is bigger than that shown in the current Local Plan vision of the area. In particular the north end of the development is too close to the A1123 thus impacting the green space and vista from the road. There should be a gap as big as that between the Spires estate and the road.

The number of houses (120) is the maximum permitted for the area. St Ives town council would prefer the number to be much less and at or close to the minimum number within the permitted range (56 houses).

The design of houses should be similar to that in phase 1 of the development and not a smaller more cramped town style development.

The Town Council note and agree with the concerns from Anglian Water regarding the drainage from the site and with those from the County Council regarding the traffic implications. The former should have been dealt with before the application was made. There appears to be no provision for Active Travel connectivity with Houghton village and through to Huntingdon.

Feedback from the SITC and local residents was very much in opposition to the proposed development in its current format and general consensus was that many changes were required for it to be acceptable.

PL18.02**23/00927/FUL**

Retrospective change of use from Industrial Building (Class B2) to a Gym (Class E(d)).
**Unit E 24 Burrel Road
St Ives**

RECOMMENDATION: Approval Subject to

If any further works are made, to ensure any future parking spaces are created using permeable parking pavement and not take away any additional green spaces.

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- PL18.03** **23/00948/LBC**
Rebuilding of rear Fuel Store and Larder / Pantry (Retrospective)
12 Cromwell Place
St Ives
- RECOMMENDATION:** **Approval Subject to**
Conservationist approval.
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- PL18.04** **23/00918/FUL**
Provision of Mezzanine Floors to Units 6 and 7 of Phase 2 Building of Planning Approval
Reference 20/01904/FUL
Meridian Court Stocks Bridge Way
Compass Point Business Park
St Ives
- RECOMMENDATION:** **Approval**
Similar to a succession of applications in this area; this would complete the building and to note that the overall appearance of the industrial area is improving.
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- PL18.05** **23/01040/HHFUL**
Proposed first floor extension over existing garage, single storey rear extension, enlarged dormer window to rear.
89 Ramsey Rd
St Ives
- RECOMMENDATION:** **Approval**
No objection to the plans, although a question was raised about the wording of the proposed application against the supplied application drawings.
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- PL18.06** **23/00905/FUL**
Replacement of existing automatic smoke vents with new units, and the addition of two new internal smoke shafts with vents to the roof.
1 Eden Place
St Ives
- RECOMMENDATION:** **Approval**
No foreseen issues; the new smoke vents will maintain the safety of the residents.

The meeting concluded at 7:37 pm.

Chairman:

Dated: 12 July 2023

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