

**Minutes of the Meeting of the Planning Committee of St Ives Town Council  
held in the Town Hall on Wednesday 13 September 2023**

**Present:**

Chairman: N Wells

Vice Chairman: C Smith

Councillors: M Gleadow, J Kerr, J Tiddy, R Chapman, A Thompson

**In attendance:**

Town Clerk: M Price

Democratic Officer: A Childs

**BELLWAY HOMES LTD PRESENTATION**

Charlotte Bailey, who is a Senior Planner with Turley Consultants, was accompanied by four associates and spoke at the Planning Committee on behalf of their clients, Bellway Homes Ltd and the local landowners.

The suggested usage of land dates back to 2018, when the proposed application was withdrawn when the Huntingdonshire Local Plan went out. The planners have been speaking with the District Council and taking officers' advice into account in terms of planning. The key principles that are key to the potential plans include a landscaped masterplan, a defensive barrier of shielding including woodland, and a maximised sustainability of that part of town – to include new footpaths and a convenience store.

Three options were presented for the potential development of the land to the north of Houghton Road, St Ives.

Development Scenario 1 includes 237 proposed dwellings and a convenience store. This first option is the smallest of the three, and would include a landscaped gateway and a potential new roundabout. It would serve as a generous entrance to St Ives, and offer excellent access to green space. This more reserved option would also offer a play area.

Development Scenario 2 includes 284 proposed dwellings and a convenience store. This option would add a residential parcel to the north of Option 1, with additional housing.

Development Scenario 3 includes 400 proposed dwellings and a convenience store. This option would allow a substantial amount of green space in the plan, and would run up to the edge of Hill Rise Park. It would retain the hedgerow, and would allow an additional residential parcel to the north. A more generous park space would be available; the planners suggested that this option would serve as the best in terms of offered amenity to the public and create a strong edge to the development.

Representatives from Wyton-on-the-Hill Parish Council and Houghton & Wyton Parish Council were present in the meeting, sitting in the public seating. They both voiced concerns that their parishes had not yet been contacted nor consulted in this proposed development.

The speakers assured that meetings would be arranged with both parish councils, and their members would be consulted on the proposals.

The Chairman thanked them for the presentation, stating the Council will await the next stages.

**PL40.00**

**APOLOGIES FOR ABSENCE**

Apologies were received from Councillor C Morgan (personal).

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**PL41.00 DECLARATIONS OF INTEREST**

None.

**PL42.00 PUBLIC PARTICIPATION**

None.

**PL43.00 MINUTES**

**RESOLVED:** the Minutes of the Meeting held on 23 August 2023 were agreed as a correct record and signed by the Chairman.

**PL44.00 PLANNING APPLICATIONS**

Consideration was given to the following applications:

**PL44.01 23/01435/P3JPA**

Conversion of an existing office back to a dwellinghouse.

**11 Station Road  
St Ives**

**RECOMMENDATION: Approval**

The external footprint will not increase and the proposed plans, a reconfiguration of office to dwelling, are suitable for the building and location.

**PL44.02 23/01436/P3JPA**

Conversion of an office building back to residential use for 3No. self-contained dwellings.

**11 Station Road  
St Ives**

**RECOMMENDATION: Approval**

The external footprint will not increase and the proposed plans, a reconfiguration of office to dwelling, are suitable for the building and location.

**PL45.00 CCC PLANNING APPLICATION CONSULTATION**

Members discussed Planning Application **CCC/23/093/FUL** as part of a consultation led by Cambridgeshire County Council (CCC). Previous planning applications for Envar Composting Ltd have been shared with the Town Council for comment, and this application is the most recent submission from Envar.

The Chairman noted that the applicants have stated that there would be no increase to odours, traffic, hours of operation or level of noise emissions. He was keen to hear the views of neighbouring parish councils on the updated application.

Councillor M Gleadow expressed concerns of increased odour emissions. Although the application stated that emissions would not increase, he felt this was highly unlikely due to the proposed plans. The challenge, he stated, would fall under the environmental protection permit and its requirements.

The Chairman mentioned that the applicants have stated that they will monitor and feedback if approval is granted.

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Councillor A Thompson argued that traffic would inevitably increase along the roads leading to the facility, despite the application stating otherwise. This would not only increase traffic and queues, but also carbon emissions as well. Councillor R Chapman agreed, stating that the two large buildings proposed to contain the waste would inevitably lead to an increase in traffic; the increase in size would indirectly but certainly relate to an increase of deliveries and waste processing. The proposed buildings would be 1 metre higher than the original proposed ones, and look like a large industrial units.

Councillor J Kerr agreed, stating that the applicants were not honest in previous applications regarding the level of traffic involved. Councillor A Thompson expressed concerns that the increased traffic would inevitably create a need for a double carriageway, and negatively impact the green areas of St Ives.

Councillor C Smith stated the application contained a significant amount of material, however it would have been useful to see what sections had been updated from previous versions for ease of reading. Councillor J Kerr agreed and stated the report was highly technical with complex terminology; it would have been useful to be worded in a simple and clear manner for public consumption. The Chairman also agreed, stating the applicants should make their reports fitting for the general public.

Councillor M Gleadow reiterated his concern regarding environmental permitting. He stated that members must have faith in the requirements of the permit, although he voiced concerns if this would be monitored appropriately.

Councillor C Smith proposed that the committee recommend refusal of the application on the grounds of increased traffic, odours and effects to the rural landscape. This was seconded by Councillor J Kerr; the majority voted in favour of the proposal with one abstained vote from Councillor N Wells.

**RESOLVED:** that the Planning Committee recommend refusal of the Planning Application **CCC/23/093/FUL** to Cambridgeshire County Council; on the grounds of increased traffic, odours and effects to the rural landscape.

The meeting concluded at 7:48 pm.

Chairman:

Dated: 12 October 2023

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