

**Minutes of the Meeting of the Planning Committee of St Ives Town Council  
Held in the Town Hall on 23<sup>rd</sup> October 2024 at 6pm**

**Present:**

Chair: Cllr M Gleadow

Councillors: M Page, J Kerr, R Chapman, J Tiddy, P Hussain

**In attendance:**

Town Clerk: Mrs Libby White BEM BA(Hons) FSLCC  
Mr Trevor White, Facilities Manager  
Two members of the public

**PL49.00 APOLOGIES FOR ABSENCE**

Apologies were received and approved from Cllr N Wells (personal).

**PL50.00 DECLARATIONS OF INTEREST**

None

**PL51.00 PUBLIC PARTICIPATION**

Resident noted that the Civic Society has recently had their AGM and the committee remains the same and they will continue to feed back into the Planning Committee with any comments on planning matters they feel should be considered by members.

**PL52.00 MINUTES**

The committee were in receipt of the draft minutes of the Planning Committee meeting held on 9<sup>th</sup> October 2024.

**RESOLVED:** That the minutes of the meeting were approved and signed by the Chair.

**PL53.00 PLANNING APPLICATIONS**

**PL53.01 24/01821/TREE**

T1 Sycamore 004/71 - Remove all major deadwood, limb growing over house is almost all dead, remove back to main stem. T2 Maple 004/71 - Remove all the major deadwood  
**(Consultation expiry date: 25th October 2024)**

3 Bury Close  
St Ives  
PE27 6WB

**RESOLVED:** The Town Council recommend support of this tree application as they feel it is sympathetic tree surgery.

**PL53.02 24/01802/OUT**

Hybrid planning application for up to 13,350 sqm floorspace in Use Classes E(g)(i) Office, E(g)(ii) Research and Development, E(g)(iii) Light Industrial, B2 (General Industrial), B8 (Storage and Distribution) and E/B8 (Trade Counter). Full planning permission for the access and internal road, landscaping and Plots 7 and 8 (up to 2861sqm floorspace). Outline application with all matters reserved except means of access for Plots 1 - 6 (up to 10,486sqm floor space)

**(Consultation expiry date: 29th October 2024)**

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Land North Of Stocks Bridge Way  
Compass Point Business Park  
St Ives

**RESOLVED:** St Ives Town Council recommend objection to this application.

It is acknowledged the site is allocated under Local Plan Policy SI3 and there is an existing outline planning permission granted in 2022 (20/00405/OUT), however the now proposed office and storage & distribution uses conflict with Policy SI3, and a 59% increase in floor area over the existing planning permission is now proposed.

Although supporting new jobs and economic development that will benefit the town, there is concern the increased floor area will result in greater surface water runoff, with less space to accommodate water attenuation - flooding of to the south of the site is an existing problem. The larger floorspace and wider mix of uses could also result in more HGVs and vehicle trips generally - the town already has a congestion issue in the peak periods. It's noted the Transport Assessment considers two development scenarios (Table 2-1) and it concludes both are projected to result in an increase in vehicular flows (paras 2.6.10 & 2.6.13) and it further identifies the level of parking and presumably the level of vehicle trips will be confirmed in detail at the Reserved Matters stage when the proportion of usable floor area, and mix of uses, will be defined in more detail.

Considering the above there is objection to the uncertainty surrounding the additional uses and floor area, and insufficient information has been provided.

Also, the developers have failed to address the Town Council's previous concerns raised in respect of the earlier application 20/00405/OUT. Specifically:

- The opportunity to introduce a bus stop on Somersham Road.
- An improved footpath on the west side of Somersham Road north of the proposed entrance to Nuffield Road – it is pointed out there is a footpath and cycle network that connects the residential areas to the west of the industrial estate to Nuffield Road and this will be a convenient route for pedestrians accessing the proposed development. To improve this the Somersham Road footpath needs to be widened to the north of the new entrance.
- Somersham Road has queuing traffic at peak times and is a busy fast moving 40mph road at other times. A traffic island refuge should therefore be provided as part of the new access to make it safer to cross the road.
- That a footpath/cycle route be provided to the Compass Point industrial area to provide a shorter route to Morrisons and

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Needingworth that also avoids the A1123/Somersham Road roundabout (this would improve access to the site to local amenities).

- Maintain road safety concerns in respect of the design of the access and the omission of a ghost island – as already noted Somersham Road is a busy road with queuing to get into the town at peak times. Vehicles entering the site from the south will lead to increased congestion for north bound traffic and there are a number of existing access points to industrial units on the other side of Somersham Road that will be impacted by the proposed development. This will be compounded by the wider uses and larger floor area now proposed.

**PL53.03** 24/01697/FUL

Conversion of single storey ground floor retail storage area to a one-person flat.

**(Consultation expiry date: 24<sup>th</sup> October 2024)**

18 Market Hill  
St Ives  
PE27 5AL

**RESOLVED:** St Ives Town Council recommend approval with addition of conditions to resurface the access to the area which is currently uneven and a trip hazard and for a high density wall to be installed for the delivery area as highlighted by the Environmental Protection Officer.

**PL53.04** 24/01804/HHFUL

Demolition of rear conservatory structure and erection of rear single storey extension.

**(Consultation expiry date: 24<sup>th</sup> October 2024)**

3 Cambridge Drive  
St Ives  
PE27 3AB

**RESOLVED:** St Ives Town Council recommends support of this application as it is considered appropriate in size and scale. It was noted by councillors that the proposals compliment the host building with no affect to neighbouring properties or the area.

**PL53.05** 24/00577/FUL

Proposed stand alone Nursery classroom with WC facilities. Ramped access provided to entrance, fire exit with landing and stepped access provided elsewhere.

**(Consultation expiry date: 23<sup>rd</sup> October 2024)**

Barents House  
10 Stocks Bridge Way  
Compass Point Business Park  
St Ives  
PE27 5JL

**RESOLVED:** St Ives Town Council recommend support but acknowledge the comments from the arboriculturist about root protection for the tree belt which is missing from the application.

**PL53.06** 24/01853/TREE

T3761-B1 Oak and Poplar in the rear garden. Cut back overhanging branches, oak by 10m and poplar by 15m - is overhanging into the neighbouring garden  
**(Consultation expiry date: 31<sup>st</sup> October 2024)**

11 Wilson Way  
St Ives  
PE27 6TG

**RESOLVED:** St Ives Town Council recommend objection to this application as they have concern that the work may harm the balance and stability of the tree. Councillors strongly advise that this application needs a professional arboricultural survey and report, and they are surprised that this has not been pushed back by the planning authority.

**PL53.07** 24/01780/FUL

Retrospective installation of wooden gate  
**(Consultation expiry date: 1<sup>st</sup> November 2024)**

Bridge House  
London Road  
St Ives  
PE27 5FD

**RESOLVED:** St Ives Town Council recommend objection to this application. Though they have no issue with the gate which has already been installed, they feel the brick archway is inappropriate to the listed building and setting and see no benefit or necessity for this.

The meeting concluded at 6.31pm.

Chair:.....

Dated: 13<sup>th</sup> November 2024

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