

**URBAN DESIGN FRAMEWORK – ST IVES WEST
(Report by the Head of Administration)**

1. INTRODUCTION

- 1.1 This report should be read in conjunction with the report by the Head of Planning Services entitled Urban Design Framework – St Ives West. Item No. 6 of the Agenda referred.

2. SUPPORTING INFORMATION

- 2.1 The Overview and Scrutiny Panel (Planning and Finance) considered the draft Urban Design Framework at their meeting on 12th October 2004.
- 2.2 In considering the report and having noted that the framework would be subject to a period of consultation, Members of the Panel
- ◆ expressed concerns in relation to the potential for flooding and potential for surface water run-off in the area as a result of additional development;
 - ◆ the capacity of the A1123 to deal with the development;
 - ◆ noted that the Development Control Panel would be considering the possible confirmation of tree preservation orders on 42 Hybrid Poplars on the golf course adjacent to the A1123 which might have implications upon the development.

3. CONCLUSIONS

- 3.1 The Cabinet is invited to consider the comments made by the Overview and Scrutiny Panel in their deliberations on the Urban Design Framework for St Ives West.

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BACKGROUND PAPERS

Minutes of the meeting of the Overview and Scrutiny Panel held on 12th October 2004.

Urban Design Framework – St Ives West, Report by Head of Planning Services.