
Development Control Panel

Report of the meetings held on 26th February and
18th March 2007

Matter for Decision

**35. RESIDENTIAL DEVELOPMENT, FORMER JEWSONS,
FORMER LORDGATE, LEL AND ADJOINING LAND,
LONDON ROAD, ST. IVES**

Reproduced as an Appendix are details of an outline application considered by the Panel for residential development with all matters reserved on a site comprising 5.2 hectares of land lying to the east of the A1096, London Road, south of St. Ives. A Design Brief prepared for the site, in conjunction with the District Council, indicates a scheme comprising 155 dwellings of mixed accommodation of which 62 (40%) are proposed as affordable. Negotiations have secured contributions, via a Section 106 Agreement, for education places, affordable housing, the provision of primary care in the community, children's playspace and equipment, open space maintenance, off-site use/adult provision and a contribution per dwelling towards the St. Ives Market Town Strategy. The Section 106 Agreement Advisory Group have indicated their support for the proposed terms of the Agreement.

The current Development Plan does not support this scale of residential development nor does the Local Plan Alteration identify the site for residential use. It was, therefore, made clear to the Panel that the development was contrary to the Development Plan and, if it was to be supported, required the approval of the Council and reference to the Secretary of State. However, Members have been advised that the proposed scheme is located in a sustainable location with good accessibility to Cambridge and St. Ives, that it provides an opportunity to create a high quality development that would enhance the entrance to the town, create affordable housing and contribute to housing supply in the Cambridge Sub-Region whilst using previously developed land. The intended design at a density of 44 dwellings per hectare includes proposals for eco-friendly homes, sustainable drainage systems and presents an opportunity for biodiversity enhancement which satisfies the sustainable objectives of national, strategic and local policies. Therefore, having considered the balance of the arguments put forward and taking into account all relevant material considerations, the Panel

RECOMMEND

- (i) that, subject to conditions to be determined by the Head of Planning Services and to the completion of an Agreement under Section 106 of the Town and Country Planning Act 1990, the Council approve the application for residential development on the former Jewsons, former Lordgate, LEL and adjoining land, London Road, St. Ives; and
- (ii) that, if the application is approved by the Council, the Government Office for the Eastern Region be requested to consider whether they wish to call in the proposal and the Director of Operational Services authorised to advertise the application as a departure from the Development Plan.

Matters for Information

**36. DEVELOPMENT CONTROL PROGRESS REPORT:
1ST OCTOBER - 31ST DECEMBER 2006**

The Panel has received a statistical report on the performance of the Development Control Section over the period 1st October – 31st December 2006. Given a marginal improvement in the number of applications determined over the previous quarter, the Panel was hopeful that the procedural and operational changes introduced in response to the potential designation of the District Council as a Standards Authority in 2007/08 would improve performance still further.

37. DEVELOPMENT APPLICATIONS

In addition to the application referred to in Item No 35 ante, the Panel has determined a total of seventeen applications over two meetings of which thirteen were approved, three refused and one deferred.

P G Mitchell
Chairman