

25 July 2018



Town Clerk & RFO
Mr E Reilly FCMI FILCM

ST NEOTS TOWN COUNCIL

Council Offices, the Priory, St Neots, Cambridgeshire, PE19 2BH
Tel: 01480 388911 / Email: enquiries@stneots-tc.gov.uk / www.stneots-tc.gov.uk

To: Cllr C Maslen (Chairman), Cllr G Thorpe, Cllr D Terry, Cllr C Rogers, Cllr B Pitt, Cllr Mrs D Collins, Cllr R Slade, Cllr D Eyre

Copies: County, District & Town Councillors, Local Press, Town Council noticeboard and website

NOTICE IS GIVEN OF THE PLANNING COMMITTEE MEETING to be held in the **GUEST HALL** at the **PRIORY CENTRE, PRIORY LANE, ST NEOTS, PE19 2BH** on **WEDNESDAY 1 AUGUST 2018 at 6.15pm**.

Members of the Committee are HEREBY SUMMONED to attend to consider the following business:

A G E N D A

1. Apologies for Absence

To receive and accept Councillor's apologies for absence.

2. Declarations of Interest

To receive from Councillors declarations as to Disclosable Pecuniary Interests and/or Non Statutory Disclosable Pecuniary Interests along with the nature of those interests in relation to any agenda item.

3. Minutes

To approve the minutes of the meeting held on 17 July 2018

Attachment 1

4. Public Participation

There will be a 10 minute public participation before the meeting to allow any resident to address the Committee on any matter appearing on the agenda for this meeting.

5. Schedule of Current Planning Applications

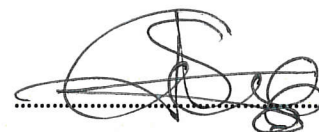
To review current planning applications and make recommendations to Huntingdonshire District Council.

Attachment 2

6. Understanding Planning Training Course

Training Update.

7. Huntingdonshire District Council Development Management Committee Update (DMC)



Sharon Coe, Deputy Town Clerk

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD AT THE PRIORY CENTRE, ST NEOTS
ON TUESDAY 17 JULY 2018

Present: Cllrs Maslen (Chairman), Thorpe, Pitt, Rogers, and Terry

Also present: Town Clerk; Administrative Assistant

23. Apologies for Absence

Apologies with valid reasons were received from Cllr's Slade, Eyre and Mrs Collins.

24. Declarations of Interest

There were no declarations of interest received.

25. Minutes

It was proposed and seconded to accept the minutes of the meeting held on 3 July 2018 as a true and accurate record.

RESOLVED to accept the proposal.

26. DMC Meeting Update

The Chairman brought to the fore item 8 on the agenda in order to update the committee on the outcome of the DMC meeting held on Monday 16 July 2018.

The Chairman gave a brief summary of the outcome of the meeting at which the report from Cllrs J D Ablewhite and S J Conboy on the planning application for the development of up to 199 dwellings and 6,970 SQ. Meters (75,000 SQ. FT) of class B1 business premises with open space, new accesses from the Great North Road, roads and associated infrastructure at Little Paxton were considered.

Following advice from the DMC and HDC solicitors that there would be very little chance of winning an appeal and the likely high cost of an appeal to the tax payer, it was resolved that the DMC could not persevere an appeal.

27. Public Participation

There were 6 members of the public present wishing to speak on planning application ref: 18/01022/FUL. Huntingdonshire District Cllr Prentice sat in the area designated for the public.

28. Schedule of Current Planning Applications

The Committee considered the schedule of current planning applications. The recommendations are appended to these minutes.

29. Street Naming & Numbering Notification

Confirmation of addressing to commercial property at Fishers Yard, St Neots.
To Be Known As: THE LOFT, 5A (*first floor*), FISHERS YARD, ST NEOTS

This was noted by the committee.

30. Understanding Planning Training Course

It has been confirmed that the planning training course can now be delivered at St Neots Town Council. The office staff will contact all Cllr's for any availability to attend the training.

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Chairman

SCHEDULE OF PLANS 17 JULY 2018								
PLAN NO	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	SNTC DECISION	NOTES
1	28/06/18	18/01287/FUL	Demolition of existing building and erection of two storey dwelling.	The Old Chapel Berkley Street, Eynesbury, St Neots PE19 2NB	Starhomes Builders Trading Ltd (Mr Kevin Clark)	19/07/18	Approve	The committee approve the plan subject to a full and thorough Bat Survey taking place. Improves the property. Fits in with local street scene. We consider that the proposal would assimilate itself to the existing part of the town. Satisfactory proposal in terms of scale and pattern of development.
2	04/07/18	18/01022/FUL	Erection of two bungalows	Land South of 11 to 19 Orchard Road Eaton Ford	AJB Homes And Utilities Ltd	18/07/18	Reject	Loss of light or overshadowing to neighbouring properties, in particular the gardens. Overlooking/loss of privacy to neighbouring properties. Previous planning decisions (including appeal decisions). Demonstrable harm to the amenity of the residents.
3	09/07/18	18/00986/NMA	Amendment to 0900411FUL - Internal reconfigurations to units 1-3 to provide one 1xBed Flat, one 2xBed Flat and one 4xBed Town House.	Land At And Including The Old Forge And 22 High Street St Neots	Coriolis St Neots Ltd	30/07/18	Approve	Improves the property. We consider that the proposal would assimilate itself to the existing part of the town. Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of its site.
4	09/07/18	18/01219/FUL	Change of use of partial ground floor, first and second floors to residential including associated internal and external works.	22 Market Square St Neots PE19 2AF	Luxe Developments (Mr David Watson)	30/07/18	Approve	In keeping with locality. Improves the property. Minimum impact on neighbours. We consider that the proposal would assimilate itself to the existing part of the town. Makes efficient use of its site. Within a sustainable location.
5	09/07/18	18/01218/LBC	Change of use of partial ground floor, first and second floors to residential including associated internal and external works.	22 Market Square St Neots PE19 2AF	Luxe Developments (Mr David Watson)	30/07/18	Approve	In keeping with locality. Improves the property. Minimum impact on neighbours. We consider that the proposal would assimilate itself to the existing part of the town. Makes efficient use of its site. Within a sustainable location.

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Chairman

SCHEDULE OF PLANS 01 AUGUST 2018								
PLAN NO	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	SNTC DECISION	NOTES
1	13/07/2018	18/01375/HHFUL	Proposed first floor and ground floor rear extension	83 Great North Road Eaton Socon St Neots PE19 8EL	Mr & Mrs James	03/08/2018		
2	13/07/2018	18/01210/FUL	Proposed dwelling to replace existing shop.	Stable Cables Priory Road St Neots PE19 1AT	Mr And Mrs Page	03/08/2018		
3	16/07/2018	18/01306/HHFUL	Single storey rear extension, single storey front extension and relocation of window to rear elevation at first floor.	2 Manor Park St Neots PE19 1NY	Mr Jenkins	06/08/2018		
4	18/07/2018	18/01843/MAR	All reserved matters for the development of continuing care retirement village (Class C2) comprising care home with nursing and dementia suites, restaurant, care apartments, spa and physio and associated works, pursuant to Outline Permission 11/02569/MAO and approval of conditions 1,5,6,7,9,11 and 21 of that permission.	Wyboston Lakes Business And Leisure Village Great North Road Wyboston Bedfordshire MK44 3AW	Mr David Barford	15/08/2018		
5	18/07/2018	17/01999/HHFUL	Partial demolition of dwelling and erection of pool extension and erection of 2 storey extension to southern elevation. Erection of garage block.	Willow Bank Washbank Road Eynesbury St Neots PE19 2TF	Mr Hicks	08/08/2018		
6	19/07/2018	H/5013/18/CC	Erection of 246 metres of 3m high green powder coated steel mesh fencing	Samuel Pepys School, Cromwell Road, ST. NEOTS, PE19 2EZ	Cambridgeshire County Council	09/08/2018		
7	20/07/2018	18/01431/HHFUL	Single storey rear extension.	15 Kings Road, St Neots, PE19 1LD	Mr & Mrs Barker	10/08/2018		
8	23/07/2018	18/01342/HHFUL	Single storey rear extension.	50 Avenue Road St Neots PE19 1LH	Mr & Mrs Peck	13/08/2018		

SCHEDULE OF PLANS 01 AUGUST 2018								
PLAN NO	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	SNTC DECISION	NOTES
9	24/07/2018	18/00647/HHFUL	First floor extension with rear dormer.	172 St Neots Road Eaton Ford St Neots PE19 7AD	Mr & Mrs Sherwood	07/08/2018		
10	24/07/2018	18/01584/HHFUL	Proposed 2 storey rear extension (re-submission to correct condition wording on previous application (18/00642/HHFUL)	24 The Paddock Eaton Ford St Neots PE19 7SA	Mr R. Young	14/08/2018		
11	25/07/2018	17/02135/OUT	Revised description/layout/floor plans of 11.7.2018. Outline planning permission for erection of two semi-detached dwellings including means of access with all matters (appearance, landscaping, scale and layout) reserved.	Land North West of 16 Waterloo Drive, Eynesbury	Nina Lambert	08/08/2018		
12	25/07/2018	18/01402/FUL	Change of use from offices to 2 bedroom residential first floor flat.	Unit 5A Fishers Yard, St Neots, PE19 2AG	Mr Richardson	15/08/2018		

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Chairman