

28 November 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](mailto:enquiries@stneots-tc.gov.uk) / [www.stneots-tc.gov.uk](http://www.stneots-tc.gov.uk)

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

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 **TUESDAY 4 DECEMBER 2018 at 6.15pm**.

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

**AGENDA**

- 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 20 November 2018 Attachment 1
- 4. Public Participation**  
There will be a 10 minute public participation during the meeting to allow any resident to address the Committee on any matter appearing on the agenda for this meeting.
- 5. Presentation from Mr E Tibbetts from L&Q Housing**  
Loves Farm Reserve site adjacent to Cambridge Road
- 6. Schedule of Current Planning Applications** Attachment 2  
To review current planning applications and make recommendation to Huntingdonshire District Council.

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**Sharon Coe**  
**Deputy Town Clerk**

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# Attachment 1

Minutes

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE**  
**HELD AT THE PRIORY CENTRE, ST NEOTS**  
**ON TUESDAY 20 NOVEMBER 2018**

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

Also present: Deputy Town Clerk; Senior Administration Assistant

**81. Apologies for Absence**

Apologies with valid reasons were received from Cllr's Hook and Eyre

**82. Declarations of Interest**

There were no declarations of interest.

**83. Minutes**

It was proposed and seconded to accept the minutes of the meeting held on 6 November 2018 as a true and accurate record.

**RESOLVED to accept the proposal.**

**84. Public Participation**

There were two members of the public present, one of whom wished to speak on planning application no: 18/01666/FUL.

**85. Schedule of Current Planning Applications**

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

**86. Cambridgeshire County Council (various streets St Neots) (Disabled Persons Parking Place) ORDER 20\$**

This was noted by the committee.

**87. Development Management Committee**

Cllr Maslen gave an overview of the outcome of the two St Neots planning applications that were heard at DMC. DMC refused planning permission on application ref no: 17/02681/FUL & granted planning permission on application ref no: 18/01490/OUT.

Cllr Pitt attended the meeting and he gave the committee his feedback from the DMC. Cllr Pitt commented that it was brought to his attention last night that the reasons that SNTC give as material planning considerations are not always the correct or as thorough as they could be. Cllr Maslen handed an example of comments made at DMC from other councils to the Deputy Town Clerk to review. Additional comments will be collated and put to the committee for approval.

Cllr Pitt requested that once the Local Plan has been adopted by HDC that SNTC review our Neighbourhood Plan to ensure that it is up to date and reflects any changes or additions in the Local Plan.

Cllr Maslen advised the committee that he would email the committee members as soon as he receives a DMC agenda that has a St Neots planning application included to enquire if any Cllr is able to attend the DMC meeting to speak on behalf of St Neots Town Council.

Meeting closed 6.54pm.

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**Chairman**

ST NEOTS TOWN COUNCIL PLANNING COMMITTEE

SCHEDULE OF PLANS 20 November 2018								
PLAN NO	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	SNTC DECISION	NOTES
1	01/11/2018	18/02227/HHFUL	Rear single storey and side first floor extension.	18 Kenilworth Close, Eaton Socon, St Neots, PE19 8HU	Mr & Mrs Gibson	22/11/2018	Approve	Fits in with local street scene. Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of its site.
2	02/11/2018	18/02247/HHFUL	Proposed two storey extension to the side including demolition of existing store.	2 Dukes Road, Eaton Socon, St Neots, PE19 8DD	Mr Brehaut	23/11/2018	Approve	Fits in with local street scene. Makes efficient use of its site. Within a sustainable location.
3	02/11/2018	18/02261/FUL	Change of use to sui generis to accommodate nail bar on ground floor. Retention of flats at first floor.	9 South Street, St Neots, PE19 2BW	N Nguyen	23/11/2018	Approve	Fits in with local street scene Satisfactory proposal in terms of scale and pattern of development. Within a sustainable location.
4	06/11/2018	18/02304/HHFUL	Single storey rear extension and additional side window.	16 Murrell Close, St Neots, PE19 1LN	Mrs Jacqui Williams	27/11/2018	Approve	Improves the property. Minimum impact on neighbours. Makes efficient use of its site.
5	06/11/2018	18/01666/FUL	Erection of 2 dwellings including landscaping, ancillary works, open space and parking infrastructure and revised layout of car park at restaurant.  Amended plans of proposals - revised red line plan and description "Erection of 2 dwellings including landscaping, ancillary works, open space and parking infrastructure and revised layout of car park at restaurant"	Land at 77 Huntingdon Street, St Neots	Mr N F Cooper	20/11/2018	Approve	Satisfactory proposal in terms of scale and pattern of development. Within a sustainable location. Will have no negative impact on the wider landscape or character of the area.
6	08/11/2018	18/02344/OUT	Outline planning application for the erection of one dwelling including means of access and siting.	Land at 4 Barford Road, Eynesbury	Ms D Martin	29/11/2018	Approve	In keeping with locality. Satisfactory proposal in terms of scale and pattern of development.

Chairman

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# Attachment 2

## Schedule of Current Planning Applications

## ST NEOTS TOWN COUNCIL PLANNING COMMITTEE

SCHEDULE OF PLANS 4 December 2018								
PLAN NO	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	SNTC DECISION	NOTES
1	19/11/2018	18/02413/HHFUL	Proposed loft conversion with dormer	55 Flawn Way, Eynesbury, St Neots, PE19 2JT	Mr & Mrs Edwards	10th December 2018		
2	20/11/2018	18/02461/TREE	Remove dead Oak tree 1no. Oak (T2) - deadwood and crown lift to 3m and cut back from building to give 3-4m clearance 1no. Ash (T3) - deadwood and crown lift to 3m and cut back from building to give 3-4m clearance 2no. Sycamore (T4) - remove deadwood and clear wires	Garden Court, Cemetery Road, St Neots	Butson	11th December 2018		
3	21/11/2018	18/02448/REM	Application for Reserved Matters approval for the creation of a landscape corridor to include: hard and soft landscaping, creation and upgrade of footpaths and cycleways, and all ancillary works, associated infrastructure and engineering works.	Wintringham Park, Cambridge Road, St Neots	Wintringham Partners LLP C/O Urban And Civic	12th December 2018		
4	21/11/2018	18/01627/HHFUL	Single and two storey rear extension and new rear access.	12 East Street, St Neots, PE19 1JU	Mr And Mrs Priddle	12th December 2018		

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Chairman