

9 April 2019



**Town Clerk & RFO**  
Mr E Reilly FCMI FILCM

Council Offices, the Priory, St Neots, Cambridgeshire, PE19 2BH  
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To: Cllr C Maslen (Chairman), Cllr G Thorpe (Deputy Chairman), Cllr D Terry, Cllr B Pitt, Cllr Mrs D Collins, Cllr R Slade, Cllr D Eyre and 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 16 APRIL 2019 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 2 April 2019 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. Schedule of Current Planning Applications**  
To review current planning applications and make recommendation to Huntingdonshire District Council. Attachment 2
- 6. 18/02448/REM and 18/02447/REM Wintringham Park**  
Correspondence from HDC Attachment 3
- 7. Development Management Committee**  
To receive an update from the Chairman.

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**Ed Reilly**  
**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 2 APRIL 2019**

Present: Cllrs Maslen (Chairman), Thorpe (Deputy Chairman) Pitt and Eyre

Also present: Town Clerk and Senior Administrator

144. **Apologies for Absence**

Cllr Slade, Hook, Terry and Mrs Collins with valid reasons.

145. **Declarations of Interest**

There were no declarations of interest.

146. **Minutes**

It was proposed and seconded to accept the minutes of the meeting held on 19 March 2019 as a true and accurate record of that meeting.

**RESOLVED to accept the proposal**

147. **Public Participation**

There were no members of the public present.

148. **Schedule of Current Planning Applications**

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

149. **Street Naming & Numbering Notification**

Confirmation of addressing due to the merging of 14 & 18 St Neots Road, Eaton Ford.  
To be known as: 14 St Neots Road, Eaton Ford.  
This was noted by the committee.

150. **Town and Country Planning Act 1990 Sections 78**

12 East Street, St Neots, PE19 1JU  
HDC Appeal Ref: 19/00007/REFUSL  
This was noted by the committee

151. **Development Management Committee**

The next DMC meeting is scheduled for Monday 15 April 2019. The Chairman will email committee members with details when the agenda is issued.

Meeting closed at 6.36pm

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Chairman

ST NEOTS TOWN COUNCIL PLANNING COMMITTEE

SCHEDULE OF PLANS 2 APRIL 2019								
PLAN NO	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	SNTC DECISION	NOTES
1	14/03/2019	19/00090/LBC	Repairs to the render of the gable and front elevations of the property, works to provide additional support to the kitchen window and first floor area above and replacement of the internal kitchen door.	33 Church Street, St Neots, PE19 2BU	Mrs Marg Harris	04/04/2019	Approve	The committee approve the application on the assumption that the materials used are sympathetic to the heritage of the building. The proposal will enhance the character of the conservation area. Will have no negative impact on the wider landscape or character of the area.
2	22/03/2019	19/00405/FUL	Change of use from Sui Generis to A1.	2-4 New Street, St Neots, PE19 1AE	Mrs Andrea Gilbert	12/04/2019	Approve	The committee are pleased that another retail business is opening in St Neots. This will add to the retail experience for the local community and visitors alike. Minimum impact on neighbours. Within a sustainable location. The proposal will enhance the character of the conservation area.
3	22/03/2019	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	05/04/2019	Approve	The committee recommend for approval, subject to a review of lighting requirements for this and all green corridor spaces on the Wintringham development in order to ensure safe use of walking, running and cycling routes after dark.  The creation of a pleasant green space within the landscape corridor is very much welcomed by the committee.  Satisfactory proposal in terms of scale and pattern of development.

## ST NEOTS TOWN COUNCIL PLANNING COMMITTEE

SCHEDULE OF PLANS 2 APRIL 2019								
PLAN NO	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	SNCT DECISION	NOTES
4	22/03/2019	<b>18/02447/REM</b>	Application for Reserved Matters approval for the creation of a landscape corridor to include: hard and soft landscaping, creation of SuDS, 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	<b>05/04/2019</b>	<b>Approve</b>	<p>The committee recommend for approval, while supporting CCC's comment that lighting will be required for S38 adoption, and the applicant's willingness to include a suitably worded condition as part of any approval.</p> <p>The creation of a pleasant green space within the landscape corridor is very much welcomed by the committee.</p> <p>Satisfactory proposal in terms of scale and pattern of development.</p>
5	22/03/2019	<b>19/00459/FUL</b>	Erection of security fencing to the site perimeter.	Longsands College, Longsands Road, St Neots, PE19 1LQ	Astrea Academy Trust (Ms Jennifer Chaggar)	<b>12/04/2019</b>	<b>Approve</b>	<p>The committee agree that the erection of the security fencing is essential to ensure the safety of all users of the site.</p> <p>Satisfactory proposal in terms of scale and pattern of development.</p>

# Attachment 2

## Schedule of Current Planning Applications

## ST NEOTS TOWN COUNCIL PLANNING COMMITTEE

SCHEDULE OF PLANS 16 APRIL 2019								
PLAN NO	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	SNTC DECISION	NOTES
1	27/03/2019	19/00536/HHFUL	Proposed garage conversion and single storey rear extension.	9 Simpkin Close, Eaton Socon, St Neots, PE19 8PD	Mr And Mrs Graham Eckersley	17th April 2019		
2	01/04/2019	19/00530/HHFUL	Replacement front and back doors and attached windows.	1 Crosshall Park Court, Eaton Ford, St Neots, PE19 7GL	Mr Geoff Roberts	24th April 2019		
3	03/04/2019	19/00405/FUL	Change of use from Sui Generis to A1 Amended description to: Change of use from Sui Generis nail bar to Class A1 (Retail)	2-4 New Street, St Neots, PE19 1AE	Mrs Andrea Gilbert	17th April 2019		
4	08/04/2019	19/00502/HHFUL	Proposed single storey front and rear extensions and 2no flues	17 Burnt Close, Eynesbury, St Neots, PE19 2LZ	Mr Shaun Dunne	1st May 2019		
5	09/04/2019	18/02708/REM	Reserved Matters relating to residential parcels 1 and 1a consisting of 128 (parcel 1) and 106 (parcel 1a) 1, 2, 3 and 4 bedroom 2, 3 and 4 storey apartments, mews, semi detached and detached dwellings, incorporating 38 (parcel 1) and 32 (parcel 1a) affordable dwellings and 1200m2 of Public Open Space (parcel 1) plus associated secondary access arrangements, parking and landscaping.	Wintringham Park Cambridge Road St Neots	Morris Homes Limited (Mr Garry Goodwin)	23rd April 2019		



# Attachment 3

Wintringham Park

Dear Maxine,

I have received the Town Council's comments with regards to the two landscape reserved matters applications at Wintringham Park.

Having reviewed, I note that in relation to application 18/02448/REM it is outlined that: "The committee recommend for approval, subject to a review of lighting requirements for this and all green corridor spaces on the Wintringham development in order to ensure safe use of walking, running and cycling routes after dark". Please could I ask what is meant by "a review of the lighting requirements" – who is the Town Council considering should be undertaking a 'review'?

As it stands the LPA considers that a condition should be imposed in relation to both applications to require the submission of a lighting scheme. The Wildlife Trust, Designing Out Crime Officer and Urban Design Team would then be consulted in relation to these details when the condition discharge submission is made. Please could you advise whether this would satisfy the Town Council's concerns and condition recommendation of support?

3	22/03/2019	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	05/04/2019	Approve	The committee recommend for approval, subject to a review of lighting requirements for this and all green corridor spaces on the Wintringham development in order to ensure safe use of walking, running and cycling routes after dark.  The creation of a pleasant green space within the landscape corridor is very much welcomed by the committee.  Satisfactory proposal in terms of scale and pattern of development.
4	22/03/2019	18/02447/REM	Application for Reserved Matters approval for the creation of a landscape corridor to include: hard and soft landscaping, creation of SuDS, 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	05/04/2019	Approve	The committee recommend for approval, while supporting CCC's comment that lighting will be required for S38 adoption, and the applicant's willingness to include a suitably worded condition as part of any approval.  The creation of a pleasant green space within the landscape corridor is very much welcomed by the committee.  Satisfactory proposal in terms of scale and pattern of development.

I look forward to hearing from you.

Kind Regards,

Laura

Laura Nuttall  
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Development Services  
Corporate Delivery  
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