

13 March 2019



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

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 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 19 MARCH 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 5 March 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
- 7. Development Management Committee**  
To receive an update from the Chairman.

*Ed Reilly*

.....  
**Ed Reilly**  
Town Clerk

**THIS PAGE HAS  
BEEN LEFT  
INTENTIONALLY  
BLANK**

# Attachment 1

Minutes

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE**  
**HELD AT THE PRIORY CENTRE, ST NEOTS**  
**ON TUESDAY 5 MARCH 2019**

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

Also present: Deputy Town Clerk and Senior Administrator

132. **Apologies for Absence**

Cllr Slade with valid reasons.  
Cllr Collins and Hook were recorded as absent.

133. **Declarations of Interest**

Cllr Thorpe declared a non-pecuniary interest in item 19/00067/HHFUL.

134. **Minutes**

It was proposed and seconded that with the amendment that Cllr Thorpe was Chairman for that meeting that the minutes of the planning committee held on 19<sup>th</sup> February 2019 were accepted as a true and accurate record of that meeting.

**RESOLVED unanimously to accept the proposal.**

135. **Public Participation**

There were no members present.

136. **Schedule of Current Planning Applications**

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

**Street naming and numbering**

Members noted the report.

137. **Development Management Committee**

There were no items on the previous DMC meeting that were relevant to St Neots.

Meeting closed at 7.02pm

.....  
Chairman

ST NEOTS TOWN COUNCIL PLANNING COMMITTEE

SCHEDULE OF PLANS 5 MARCH 2019								
PLAN NO	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	SNTC DECISION	NOTES
1	13/02/2019	19/00079/HHFUL	Single storey front and rear extensions	11 Mountfort Close, Eynesbury, St Neots, PE19 2NQ	Mr & Mrs Keane	06/03/2019	APPROVE	Minimum impact on neighbours. Improves the property. Satisfactory proposal in terms of scale and pattern of development.
2	12/02/2019	19/00067/HHFUL	2 storey side and rear extensions with front porch. New dropped curb and access to garage with additional parking.  HDC have received further information in connection with the planning application: Change in description	8 Blackwood Road, Eaton Socon, St Neots, PE19 8TH	Mr Tebbutt	06/03/2019	APPROVE	Objectors comments were noted by the committee. In keeping with locality. Improves the property. Satisfactory proposal in terms of scale and pattern of development.
3	26/02/2019	19/00008/FUL	Change of use to a beauty salon. Partitioning to inside of building to create a treatment room. HDC have received further information in connection with the planning application: Amended plan excludes car park (no on-site parking proposed)	32 Marys Street, Eynesbury, St Neots, PE19 2TA	Miss Rachel Schad	12/03/2019	APPROVE	Objectors comments were noted. Makes efficient use of its site. Within a sustainable location.
4	15/02/2019	18/01802/HHFUL	Demolition of existing conservatory and erection of ground floor rear extension.	27 Avenue Road, St Neots, PE19 1LJ	Mrs Conde	08/03/2019	APPROVE	Minimum impact on neighbours. Satisfactory proposal in terms of scale and pattern of development. Will have no negative impact on the wider landscape or character of the area.
5	18/02/2019	18/02745/HHFUL	Proposed single storey rear extension. HDC have received further information in connection with the planning application: Scheme Amended	6 Avenue Road	Mr Evans	06/03/2019	APPROVE	Objectors comments were noted by the committee. In keeping with locality. Improves the property. Makes efficient use of its site.

## ST NEOTS TOWN COUNCIL PLANNING COMMITTEE

SCHEDULE OF PLANS 5 MARCH 2019								
PLAN NO	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	SNTC DECISION	NOTES
6	19/02/2019	<b>18/02355/FUL</b>	Erection of a 3 bedroom dwelling on land rear of 8 Mountfort Drive. HDC have received further information in connection with the planning application: Revised plans received 24 January 2019	Land rear of 8 Mountfort Close	Mr Tingey	<b>06/03/2019</b>	<b>APPROVE</b>	Within a sustainable location. In keeping with locality. Satisfactory proposal in terms of scale and pattern of development.
7	19/02/2019	<b>19/00243/HHFUL</b>	First and two storey side extension, single storey rear extension and front porch.	18 Burnt Close, Eynesbury, St Neots, PE19 2LZ	Ms Claire Whitcombe	<b>12/03/2019</b>	<b>APPROVE</b>	Improves the property. We consider that the proposal would assimilate itself to the existing part of the town. Makes efficient use of its site.
8	19/02/2019	<b>19/00156/HHFUL</b>	Construction of a single storey front extension following the demolition of the existing garage element.	16 Windsor Close, Eynesbury, St Neots, PE19 2QN	Mr J Munns	<b>12/03/2019</b>	<b>APPROVE</b>	Minimum impact on neighbours. Improves the property. Makes efficient use of its site.

.....  
Chairman

**THIS PAGE HAS  
BEEN LEFT  
INTENTIONALLY  
BLANK**

# Attachment 2

## Schedule of Current Planning Applications



## ST NEOTS TOWN COUNCIL PLANNING COMMITTEE

SCHEDULE OF PLANS 19 MARCH 2019								
PLAN NO	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	SNTC DECISION	NOTES
1	27/02/2019	19/00294/HHFUL	Side and rear single and 2 storey extensions	12 Orchard Road, Eaton Ford, St Neots, PE19 7AN	Mr & Mrs Staines	20/03/2019		
2	27/02/2019	19/00296/HHFUL	Proposed ground floor rear extension	7 Kings Road, Eaton Socon, St Neots, PE19 8DA	Mr And Mrs Avelino	20/03/2019		
3	01/03/2019	19/00318/HHFUL	Proposed single storey extension to the rear	149A Crosshall Road, Eaton Ford, St Neots, PE19 7GB	Mr Jefferies	22/03/2019		
4	01/03/2019	19/00315/HHFUL	Two storey rear extension	36A Swallow Court, St Neots, PE19 1NP	Mr And Mrs Lewis	22/03/2019		
5	01/03/2019	19/00309/HHFUL	Single storey rear extension	13 Charles Street, St Neots, PE19 1PA	Mr Lee Seal	22/03/2019		
6	01/03/2019	19/00324/REM	Erect a 2 bedroom detached bungalow with garden and parking (Elevations, floor plans, parking, access, landscaping, materials and existing boundaries)	79 Great North Road Eaton Socon St Neots PE19 8EL	Mr Andy Dagger	22/03/2019		

## ST NEOTS TOWN COUNCIL PLANNING COMMITTEE

SCHEDULE OF PLANS 19 MARCH 2019								
PLAN NO	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	SNTC DECISION	NOTES
7	01/03/2019	19/00369/FUL	Proposed new dwelling	38 Kings Road, Eaton Socon, St Neots, PE19 8DB	Mr And Mrs Emmins	25/03/2019		
8	04/03/2019	19/00376/HHFUL	Construction of a chimney	58 Luke Street, Eynesbury, St Neots, PE19 2TN	Mr And Mrs Dawes	25/03/2019		
9	04/03/2019	19/00293/FUL	Addition of windows in industrial building	1 Steel Close, Eaton Socon, St Neots, PE19 8TT	Mr Heard	25/03/2019		
10	04/03/2019	19/00361/HHFUL	Two storey side extension and single storey rear extension	26 Longsands Road, St Neots, PE19 1SS	Mr H Malik	25/03/2019		
11	04/03/2019	19/00394/HHFUL	Proposed small side extension	2 Kings Lane, St Neots, PE19 1LA	Mr & Mrs Tony Osborne	25/03/2019		
12	05/03/2019	18/02611/HHFUL	Proposed part ground floor, part two storey front, side and rear extension.	275 Great North Road Eaton Socon St Neots PE19 7EX	Mr Kapoor	26/03/2019		
13	05/03/2019	19/00058/HHFUL	Proposed two storey side extension and part two storey part ground floor front extension.	31 Shakespeare Road Eaton Socon St Neots PE19 8HG	Mr And Mrs Harmer	26/03/2019		
14	06/03/2019	19/00208/HHFUL	A single storey wrap around extension to rear of property	42 Brook Road, Eaton Ford, St Neots, PE19 7AX	Mr Barry Goodman	27/03/2019		

## ST NEOTS TOWN COUNCIL PLANNING COMMITTEE

SCHEDULE OF PLANS 19 MARCH 2019								
PLAN NO	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	SNTC DECISION	NOTES
15	06/03/2019	19/00184/HHFUL	Proposed part 2 storey and part ground floor extensions.	21 Church Meadows, St Neots, PE19 1PR	Mr And Mrs Dyson	27/03/2019		
16	06/03/2019	19/00098/FUL	Relocation of an existing trolley bay. The addition of 1 no. trolley bay, increase in car parking from 92 to 94 parking spaces, including 4 no. disabled and 4 no. parent and child spaces with removal of the hedging adjacent to the site access.	Lidl UK Gmbh, Cambridge Street, St Neots, PE19 1JL	Lidl UK GmbH	27/03/2019		
17	06/03/2019	19/00306/HHFUL	To build first floor extension over the top of existing single story extension	17 Brook Road Eaton Ford St Neots PE19 7AX	Miss Linda Stodden	27/03/2019		
18	06/03/2019	19/00276/FUL	New Roller Shutter to be fitted behind entrance signage.	Shop 35 High Street St Neots PE19 1NL	McColl's Retail Group	27/03/2019		
19	07/03/2019	18/02497/FUL	Replacement of a fallen boundary wall	Land at Linclare Place, Eaton Ford	Dr John Tellett (Tellet Engineering Co Ltd)	28/03/2019		
20	11/03/2019	19/00480/HHFUL	Proposed single storey front and rear/side extension and the addition of a window to the front elevation.	20 Drake Road, Eaton Socon, St Neots, PE19 8HS	Mr B Spencer	01/04/2019		
20	12/03/2019	19/00423/HHFUL	Single storey side and rear extension	25 Manor Farm Road, St Neots, PE19 1PW	Mr Brian Elliott	02/04/2019		