



3<sup>rd</sup> August 2017

**ST NEOTS TOWN COUNCIL**

Council Offices, the Priory, St Neots, Cambridgeshire, PE19 2BH  
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To: Cllr K Wainwright (Chairman), Cllr C Maslen (Deputy Chairman), Cllr Mrs D Collins, Cllr J Dunford, Cllr G Thorpe, Cllr D Wells, Cllr A Usher, Cllr Mrs Sophie Taylor

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

**NOTICE IS GIVEN OF THE PLANNING COMMITTEE MEETING** to be held at the **PRIORY CENTRE, The Priory, St Neots, Cambridgeshire, PE19 2BH** in the **MOOT** on **10<sup>th</sup> August at 7.15pm**.

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

**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.

**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 27<sup>th</sup> July 2017

Attached

**4. Schedule of Current Planning Applications**

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

Appendix 1



**E REILLY**  
Town Clerk

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE**  
**HELD IN THE MOOT AT THE PRIORY CENTRE, ST NEOTS**  
**ON THE 27<sup>th</sup> July 2017**

Present: Cllr C Maslen (Deputy Chairman) Cllr Mrs S Taylor  
Cllr Mrs D Collins Cllr J Dunford  
Cllr G Thorpe Cllr A Usher

Also present: Ed Reilly (Town Clerk) Maxine Wright (Electronic Presentations)

**Public Participation**

There were 16 members of the public present, a number of whom wished to speak about planning application reference: 17/01326/FUL and 17/01283/HHFUL.

**13. Apologies for Absence**

Apologies were received from Cllr Wainwright and Cllr Wells.

**14. Declarations of Interest**

There were no declarations of interest received.

**15. Minutes**

Cllr Dunford proposed the minutes of the meeting held on 13<sup>th</sup> July 2017 were accepted as a true and accurate record. This was seconded by Cllr Thorpe.

**RESOLVED: unanimously to accept the proposal.**

**16. Schedule of Current Planning Applications**

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

Meeting closed at 8.30pm.

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**Chairman**

**St Neots Town Council**  
**Planning Committee 27th July 2017**  
**Schedule of Plans - 27th July 2017**

PLAN NO.	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	PROPOSER/2ND	SMTC DECISION	NOTES
1	07/07/2017	17/01326/FUL	Erection of two bungalows	Land south of 11 to 19 Orchard Road, Eaton Ford	AJB Homes & Utilities Ltd	28/07/2017	Clr Dunford Clr Thorpe	Rejected	Loss of light or overshadowing - size of proposed bungalows will have an impact on neighbouring properties. Previous planning decisions (including appeal decisions).
2	07/07/2017	17/01308/H/FUL	Two storey extension to side of property, additional windows to first floor and rear, addition of new bay window ground floor and extension of porch roof to cover	21 Flint Way, Eynesbury, St Neots, PE19 2RU	Mr B Front	28/07/2017	Clr Maslen Clr Dunford	Rejected	Overlooking/loss of privacy. Design, appearance and materials. Demonstrable harm to the amenity of the residents.
3	07/07/2017	17/01283/H/FUL	Proposed new loft conversion and mooring access	38 River Terrace, St Neots, PE19 2BG	Mr & Mrs P & F Bateman	28/07/2017	Clr Maslen Clr Thorpe	Rejected	Loss of important open spaces or physical features. The committee have concerns that the proposed mooring will reduce the space for boats using the waterway.
4	07/07/2017	17/01402/TREE	Oak (T1) - reduce by 2-3m. Lime (T2) - crown thin by 20%. Oak (T3) - reduce by 2-3m	391 Great North Road, Eaton Ford, St Neots, PE19 7FP	Mr John Hancock	26/07/2017	Clr Dunford Clr Usher	Approved	Tree to be felled over a period of time in accordance with best arboricultural practice.
5	10/07/2017	17/01192/FUL	Replacement of windows and minor improvement of appearance as part of refurbishment works. Includes work to the whole building, including 1a South Street, 1b South Street, the roof and the car park	2-6 High Street, St Neots	Mr M Horan	31/07/2017	Clr Maslen Clr Dunford	Approved	Improves the Property. Fits in with Local Street Scene.
6	10/07/2017	17/01346/FUL	Non-permanent 2 storey office structure	8 Steel Close, Eaton Socon, St Neots, PE19 8TT	Mr Darren Pescod	31/07/2017	Clr Dunford Clr Thorpe	Approved	Satisfactory Proposal in Terms of Scale and Pattern of Development. Makes efficient use of its site.
7	11/07/2017	17/01385/FUL	Change of use and alterations to form chiropractic clinic and flat	19a South Street, St Neots, PE19 2BW	Mr M Horrell	01/08/2017	Clr Collins Clr Dunford	Approved	Improves the Property. Within a Sustainable Location.
8	12/07/2017	16/01468/OUT	Revised plan received on 13th June 2017 of access to cricket club. Hybrid application for proposed residential development of 5 dwellings accessed from Peppers Lane (outline), new access to cricket club from Shakespeare Road and change of use to land to town park new access to cricket club from Shakespeare Road and change of use of land to town park (full)	Land north of 17 Peppers Lane, Eaton Socon	Mr McNish	26/07/2017	Clr Usher Clr Dunford	Approved	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. The committee would also like to see a detailed Construction Traffic Management Plan put in place by Huntingdonshire District Council to minimise disruption to local residents. The committee would also like to note that the acquisition of a Town Park would far outweigh the impact of the constructions of proposed 5 dwellings.
9	14/07/2017	17/01381/H/FUL	Two storey rear extension   20 Blakes Way Eaton Socon St Neots PE19 8PU	20 Blakes Way Eaton Socon St Neots PE19 8PU	Mr & Mrs Rodgers	04/08/2017	Clr Thorpe Clr Dunford	Approved	Minimum Impact on Neighbours. Improves the Property. Makes efficient use of its site.
10	18/07/2017	17/01412/H/FUL	Proposed single storey extension to the rear.	225 Great North Road Eaton Socon St Neots PE19 8BN	Mr Scott Field	08/08/2017	Clr Taylor Clr Maslen	Approved	Improves the Property. Within a Sustainable Location. Fits in with Local Street Scene.
11	19/07/2017	17/01301/H/FUL	Proposed single storey extension to the side and rear.	7 Heron Court St Neots PE19 1TH	Mr & Mrs Spoelstra	09/08/2017	Clr Usher Clr Collins	Approved	Minimum Impact on Neighbours. Improves the Property.

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Chairman

Schedule of Plans - 10th August 2017

Appendix 1

PLAN NO.	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	PROPOSER/2ND	SNTC DECISION	NOTES
1	20/07/2017	17/01542/HHFUL	Two first floor extensions over existing ground floor projections and single storey front extension Small single storey extension to side of property	35 Gainsborough Avenue, Eaton Ford, St Neots, PE19 7RJ	Mr & Mrs Dayle Humphrey	10/08/2017			
2	20/07/2017	17/01300/HHFUL	Brick wall to the front of the property each side of electric oak gates	68 Shakespeare Road, Eaton Socon, St Neots, PE19 8HT	Mr & Mrs Busby	10/08/2017			
3	21/07/2017	17/01031/HHFUL	New semi-detached dwelling and vehicle cross over	51, Ackerman Street, Eaton Socon, St Neots, PE19 8HR	Mr Kevin Eastham	11/08/2017			
4	25/07/2017	17/01396/FUL	To amend the use of the top 2 floor to b1 and for existing A3 and A4 to remain on the ground floor and alternative ground floor use for D1	26 Hawthorn Road, St Neots, PE19 1EY	Mr & Mrs Osullivan	15/08/2017			
5	27/07/2017	17/01242/FUL	Demolition of the existing buildings and construction of 27 dwellings and 9 apartments including parking, landscaping and ancillary works.	158 Market Square, St Neots	Mr Marcus Johnson	17/08/2017			
6	28/07/2017	17/01385/FUL	Erection of dwelling	Land At 81 To 85 And 97 A B And C Huntington Street St Neots	Mr N Cooper	17/08/2017			
7	28/07/2017	17/01127/FUL	Proposed two storey extension to the side and single storey extension to the rear. Reposition existing garden boundary wall.	168 Manor Gardens Cambridge Street St Neots PE19 1PU	Mr Paul Hourigan	12/08/2017			
8	28/07/2017	17/01109/HHFUL	2 storey side extension and single storey rear extension	41 Orchard Close Eaton Ford St Neots PE19 7AW	Mr & Mrs Churms	18/08/2017			
9	31/07/2017	17/01515/HHFUL	Proposed single storey extension to the front	4 Browning Drive Eaton Ford St Neots PE19 7LT	Mr Jason Cooper	21/08/2017			
10	31/07/2017	17/01336/HHFUL	Proposed one and a half storey extension to the side	16 Burnt Close Eynesbury St Neots PE19 2LZ	Mr C Allen	21/08/2017			
11	31/07/2017	17/01548/HHFUL		4 Wheatsheaf Road Eaton Socon St Neots	Mr & Mrs Richards	21/08/2017			

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Chairman