



6th July 2017

ST NEOTS TOWN COUNCIL

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

To: Cllr K Wainwright (Chairman), Cllr C Maslen (Vice 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 PLANNING COMMITTEE MEETING to be held in the **PRIORY CENTRE**, The Priory, St Neots, Cambs, PE19 2BH in the **MOOT** on **13th July 2017 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

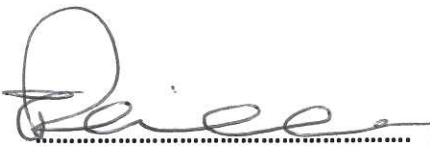
To approve the minutes of the meeting held on 13th July 2017

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 CLOISTERS AT THE PRIORY CENTRE, ST NEOTS
ON THE 29th June 2017

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

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

Public Participation

Cllr Bob Farrer sat in the area designated for the members of the public. Cllr Farrer wished to speak about planning applications: 1, 2, 4, 11, 12 & 13. Cllr Maslen asked Cllr Farrer if the planning applications he wished to speak on are in his ward to which he advised they are.

6. Apologies for Absence

Apologies were received from Cllr Wainwright, Cllr Wells and Cllr Taylor.

7. Declarations of Interest

Cllr Usher declared a pecuniary interest and Cllr Collins declared a non-pecuniary interest in planning application reference 17/01178/FUL.

8. Minutes

Cllr Usher proposed the minutes of the meeting held on 15th June 2017 were accepted as a true and accurate record. This was seconded by Cllr Thorpe.

RESOLVED: unanimously to accept the proposal.

9. Schedule of Current Planning Applications

Cllr Dunford asked for clarification on the process with regards to the order in which any comments made on a planning application are heard. Cllr Maslen advised that the committee members would comment first then Cllr Farrer would be able to speak.

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

Cllr Usher and Cllr Collins left the room at 7.55pm whilst planning application 17/01178/FUL was heard. They re-entered the room at 8.04pm.

**10. Town and Country Planning Act 1990 Sections 78.
Planning Application: 16/02555/TREE**

This was noted by the committee.

**11. Parish Council Consultation.
Application Ref: 17/01167/CLED**

It was proposed by Cllr Usher proposed to accept. This was seconded by Cllr Thorpe. The special return section of the document was duly completed and returned to Head of Development at Huntingdonshire District Council.

12. Huntingdonshire District Council Development Management Committee.

Cllr Dunford proposed that the committee members are notified by email 2 weeks prior to each Development Management Committee so that the committee members can advise if they are available to attend. Office staff will then advise the available committee members if there attendance is required.

Meeting closed at 8.19pm.

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Chairman

St Neots Town Council Schedule of Plans - 29th June 2017

PLAN NO.	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	PROPOSER/2ND	S/MC DECISION	NOTES
1	09/06/2017	17/01211/H/FUL	Removal of garage, single storey side extension	64 Mill Hill Road, Eaton Ford, St Neots, PE19 7AJ	Mrs Fleming	30/06/2017	Clr Dunford Clr Thorpe	Approved	Improves the property. Makes efficient use of its site.
2	13/06/2017	17/00799/H/FUL	Addition of a detached garage to side elevation	126 St Neots Road, Eaton Ford, St Neots, PE19 7AL	Mr Andrew Staffren	27/06/2017	Clr Dunford Clr Collins	No comment	Improves the property. Makes efficient use of its site, in keeping with locality.
3	09/06/2017	17/00830/H/FUL	Proposed two storey side extension	36 Andrew Road, Bressingham, St Neots, PE19 2QE	Mr Hicks	30/06/2017	Clr Maslin Clr Dunford	Approved	Improves the property. Fits in with local street scene. Will have no negative impact on the wider landscape character of the area.
4	16/06/2017	17/01259/T/REE	To carry out work on a TPO tree of trees. (T1) Reduce to 2m, (T2) Clear all shrubs and trees, (T3) Corner hedge - fell	126 St Neots Road, Eaton Ford, St Neots, PE19 7AL	Mrs Kay Staffren	05/07/2017	Clr Dunford Clr Thorpe	Approved	Improves the property. Fits in with local street scene, Within Permitted Development.
5	16/06/2017	17/01103/H/FUL	Proposed garage conversion, reroofing roof to achieve head room	2 Orchard Road, Eaton Ford, St Neots, PE19 7AN	Mr Manning	07/07/2017	Clr Thorpe Clr Maslin	Approved	Improves the property. Makes efficient use of its site. Will have no negative impact on the wider landscape character of the area.
6	16/06/2017	17/01138/H/FUL	Rear single storey extension and replacement of flat roof with pitched roof. Addition of two windows to the ground floor side elevation.	38 Avenue Road, St Neots, PE19 1LU	Mr & Mrs Sam & Hayley Williams	30/06/2017	Clr Dunford Clr Maslin	Approved	Improves the property. Will have no negative impact on the wider landscape character of the area.
7	16/06/2017	17/01025/FUL	Change of use from vacant office (B1a) to massage therapy clinic (Sui Generis) and office (B1a) with no structural changes	24a Market Square, St Neots, PE19 2AF	Mrs Widdowling Wilkinson	07/07/2017	Clr Dunford Clr Maslin	Approved	Minimal impact on neighbours. Will have no negative impact on the wider landscape character of the area.
8	16/06/2017	17/00823/H/FUL	Replace wall with boarded fence - retrospective	51 Simpkin Close, Eaton Souny, St Neots, PE19 8PD	Mrs Alison Williams	10/07/2017	Clr Usher Clr Dunford	Approved	Improves the property. Makes efficient use of its site.
9	20/06/2017	17/01345/H/FUL	Proposed extension over garage	45a Philip Gardens, Eywbury, St Neots, PE19 2DJ	Mr Anderson	11/07/2017	Clr Thorpe Clr Usher	Approved	Improves the property. Makes efficient use of its site.
10	20/06/2017	17/01048/H/FUL	Proposed single storey rear extension and part garage conversion	9 Merlin Close, St Neots, PE19 1UH	Mr & Mrs Evans	04/07/2017	Clr Thorpe Clr Dunford	Approved	Improves the property. Makes efficient use of its site. Satisfactory proposal in terms of scale and form of development

11	20/06/2017	17/01178/FUL	Erection of 3 detached single storey dwellings and one detached dwelling with rooms in the roof together with associated infrastructure and landscaping	69 Lake Street, Emsbury, PE19 2TN	Mr Paul Drroll	11/07/2017	Clr Thorpe Clr Maslen	Approved	In keeping with locality. Makes efficient use of its site. Provides high quality, well designed family/starter homes.
12	20/06/2017	17/00540/H/RUL	Addition of single-storey garage	Plot 1 Land North West of 47 St Neots Road, Eaton Ford	A/B Homes & Utilities Ltd	11/07/2017	Clr Maslen Clr Dunford	Approved	Minimum Impact on neighbours. Improves the Property. Makes efficient use of its site. Within a Sustainable Location.
13	20/06/2017	17/00539/H/RUL	Addition of single-storey garage	Plot 2 Land North West of 47 St Neots Road, Eaton Ford	Mr & Mrs James	11/07/2017	Clr Maslen Clr Dunford	Approved	Minimum Impact on neighbours. Improves the Property. Makes efficient use of its site. Within a Sustainable Location.

