

13th April 2018



Town Clerk & RFO
Mr E Reilly FCMI FILCM

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.

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 **19th April 2018 at 7.15pm.**

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 29th March 2018

Attached

4. Public Participation

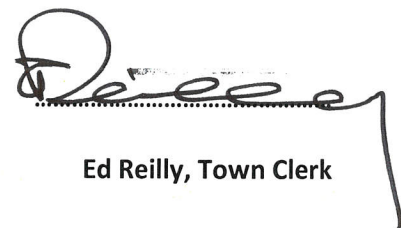
There will be a 10 minute public participation before the meeting to allow any resident to address the Committee on any matter appearing on the agenda for this meeting.

5. Schedule of Current Planning Applications

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

Appendix 1

6. Huntingdonshire District Council Development Management Committee Update (DMC)



Ed Reilly, Town Clerk

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD IN THE MOOT AT THE PRIORY CENTRE, ST NEOTS
ON THURSDAY 29th MARCH 2018

Present: Cllr K Wainwright (Chairman) Cllr C Maslen (Deputy Chairman)
Cllr A Usher

Also present: Karen Pollecutt (Civic Officer) Maxine Wright (Administration Assistant)

119. Apologies for Absence

Apologies with valid reasons were received from Cllrs Thorpe, Wells, Dunford and Cllr Mrs Diana Collins

120. Declarations of Interest

Cllr Usher declared a Non Statutory Disclosable Pecuniary Interest on item number 8 on the agenda.

This was noted by the committee.

121. Minutes

Cllr Usher proposed the minutes of the meeting held on 15th March 2018 were accepted as a true and accurate record. This was seconded by Cllr Maslen.

RESOLVED: 4 for, 1 abstention to accept the proposal.

122. Public Participation

Cllr Farrer sat in the area designated for the public.

123. Schedule of Current Planning Applications

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

124. Review of Development Management Committee Operational Processes

Members discussed the key changes to the Councils Scheme of Delegation received from Huntingdonshire District Council. The following points were noted and these would be communicated back to the planning authority.

- Town Councillors have a very good knowledge of the local area, it would be very beneficial if comments made based on local knowledge are taken into consideration even if they do not fall under Material Planning Considerations.
- Response time for Council Views of 21 and 14 days is often not adequate to allow Councillors to review applications. Although we know that an extension date of views can be requested this often means views are due the day after the next scheduled planning meeting.
- The 3 minute time allocation given to each Town or Parish Council to speak at a DMC meeting is totally inadequate especially when it comes to complex or large planning applications such as Wintringham Park. The time allocation is disproportionate to the size of development/planning application. A suggestion would be to hold DMC meetings twice a month to alleviate the time constraints.
- At occasions when a councillor attends DMC meetings to represent St Neots Town Council views it is felt that these views can be belittled and brushed aside. Comments and the attitude of members of the DMC could be better and more courteous to all speakers.
- Access to expert, in depth, on-going training and support would benefit our committee members.

125. New Scheme of Delegation

The chairman proposed that we contact Huntingdonshire District Council Development Management Committee to request expert advice and training on the New Scheme of Delegation. This was seconded by Cllr Maslen.

RESOLVED: unanimously to accept the proposal.

126. Town & County Planning Act 1990 Section 78

Proposed Development: 1 St Mary's Street, Eynesbury, St Neots

This was noted by the committee

127. Street Naming & Numbering Notifications

Allocation of addressing to a new commercial property at Great North Road, Eaton Socon.

To Be Known As:

41GREAT NORTH ROAD

EATON SOCON

ST NEOTS

This was noted by the committee

128. Huntingdonshire District Council Development Management (DMC) Committee Update

The Chairman thanked Cllr Wells and Cllr Maslen who attended DMC meeting on 19th March 2018 to give SNTC views on the St Neots Wintringham Park Development: 17/02308/OUT

The meeting closed at 8.36pm.

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Chairman

DRAFT

Schedule of Plans - 29th March 2018

REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	PROPOSER/2ND	SNTC DECISION	NOTES
17/02308/OUT	<p>Hybrid planning application comprising:</p> <p>1) Application for outline planning permission for development of a mixed use urban extension to include; residential development of up to 2,800 dwellings (C3), up to 63,500 sqm of employment development (B1-B8), District Centre including shops, services, community and health uses (A1-A5, D1 & D2), Local Centre (A1-A5), Temporary Primary School, Two Permanent Primary Schools, open space, play areas, recreation facilities and landscaping, strategic access improvements including new access points from Cambridge Road & A428, associated ground works and infrastructure. All matters reserved with the exception of means of access; and</p> <p>2) Application for full planning permission for the construction of new roads, hard & soft landscaping, creation of SUDS and all associated infrastructure and engineering works including creation of haul routes.</p> <p>1. Amended plans received 14th March 2018 Potton Lane Access Plan 41481/2003/106/ Rev D</p>	Wintringham Park	Wintringham Partners LLP	30/03/2018	Clr Masien Clr Usher	Approved	The committee would like it noted that they still have very serious concerns that there have been no changes to the Potton Road Bridge in relation to pedestrian access.
18/00466/HHFUL	Proposed garage extension to the front / side.	124 St Neots Road, Eaton Ford, St Neots, PE19 7AL	Mr & Mrs Hainsby	10/04/2018	Clr Wainwright Clr Masien	Approved	Improves the property.

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Chairman

Schedule of Plans - 19th April 2018

PLAN NO.	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	PROPOSER/2ND	SNTC DECISION	NOTES
1	27/03/2018	18/00428/HHFUL	Single storey rear extension	15 Church Meadows St Neots PE19 1PR	Mr And Mrs Radford	20.04.2018			
2	27/03/2018	18/00497/FUL	Development of nine dwellings following demolition of former garage workshop.	Workshop Windmill Row St Neots PE19 1JF	Amber Developments (St Ives) And Mr M Baker And Miss L Baker	20.04.2018			
3	03/04/2018	18/00515/HHFUL	2 storey side extension and single storey front extension after demolition of existing garage	1 Wildber Close, Eynesbury, St Neots, PE19 2DY	Mr And Mrs Freeman	24.04.2018			
4	05/04/2018	18/00560/HHFUL	Single storey rear extension and single storey side extension. Roof lights to the front and rear elevation. Erection of a detached workshop/garage to the front of the property.	31 Peppercorn Lane Eaton Socon St Neots PE19 8HL	Mr And Mrs Sandell	26.04.2018			
5	05/04/2018	18/00517/OUT	Demolition of existing, vacant, professional services A2 insurance brokerage building and erection of new three storey residential property providing 8 flats with parking, cycle and bin storage using existing access.	40 Huntingdon Street St Neots PE19 1XF	Mr D Bridgens	26.04.2018			
6	09/04/2018	18/00585/HHFUL	Single Storey Front Extension to Existing porch enabling installation of a cloakroom	1 Raleigh Close, Eaton Socon, St Neots, PE19 8NN	Mr & Mrs P H & L Dalton	30.04.2018			
7	10/04/2018	18/00445/HHFUL	Proposed part 2 storey and part ground floor side rear and front extensions	46 Leys Road St Neots PE19 1ER	Mrs Peters	01.05.2018			
8	12/04/2018	18/00600/HHFUL	Proposed front Extension, brick cladding and new vehicular access.	48 Beauchamp Close Eaton Socon St Neots PE19 8BU	Mr & Mrs McAra	03.05.2018			