



9th March 2017

Town Clerk & RFO
E REILLY CMgr FCMI FILCM

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 (Deputy Chairman), Cllr Mrs D Collins, Cllr J Dunford,
Cllr D Wells, Cllr G Thorpe.

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

NOTICE IS GIVEN OF A PLANNING COMMITTEE MEETING to be held in the CLOISTERS at The Priory Centre, St Neots, PE19 2BH on **16th March 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.

A G E N D A

1. **Apologies for Absence**

To receive and accept Councillors apologies for absence.

2. **Declarations of Interest**

To receive from Councillors declarations as to Disclosable Pecuniary Interests and/or other 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 2nd March 2017.

Attached

4. **Schedule of Current Planning Applications**

Appendix 1

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


ED REILLY (Town Clerk)

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD IN THE MOOT AT THE PRIORY CENTRE, ST NEOTS
ON THE 2nd March 2017

Present: Cllr K Wainwright (Chairman) Cllr D Wells
 Cllr C Maslen (Deputy Chairman) Cllr Mrs D Collins
 Cllr J Dunford Cllr G Thorpe

Also present: Kevin Matthews (Acting Town Clerk) Maxine Wright (Electronic Presentations).

Public Participation

There were 3 members of the public present, 2 of which were present to speak about planning application reference: 16/01313/FUL. Cllr Usher was also present and spoke about planning application reference: 16/01313/FUL. One member of the public wished to speak about planning application 17/00107/FUL.

93. Apologies for Absence

There were no apologies.

94. Declarations of Interest

Cllr Wainwright declared a semi interest in planning application reference 17/00262/FUL owing to his role of landlord to the swimming pool. This was seen as inconsequential by the rest of the committee.

95. Minutes

Cllr Thorpe proposed the minutes of the meeting held on 16th February 2017 were accepted as a true and accurate record. This was seconded by Cllr Dunford. Cllr Wainwright signed the minutes.

96. Schedule of Plans

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

Meeting closed at 8.20pm.

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Chairman

St Neots Town Council
Planning Committee

Schedule of Plans - 2nd March 2017

PLAN NO.	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	PROPOSER/ZND	SNTC DECISION	NOTES
1	09/02/2017	17/00224/HHFUL	First floor side extension	82 Berkley Street Eynesbury St Neots PE19 2NF	Mrs Lisa Darrington	03/03/2017	Clr Wainwright Clr Maslen	Approved	Makes efficient use of its site. Will have no negative impact on the wider landscape character of the area.
2	15/02/2017	16/01313/FUL	AMENDED LAYOUT-ACCESS COMBINED WITH ACCESS TO SANDY COURT, VEHICLE TURNING SPACE ADJUSTED,PLOTS 1,6,7 LAYOUT REVISED, AMENDED VISIBILITY, AMENDED PLOTS 5, 7 AND 9 AND GARAGES FOR 3 AND 7. Clearance of existing remaining Market Garden structures to allow erection of nine dwellings (5 houses, 2 bungalows & 2 coach houses) and associated works	Land Adjacent 31 Luke Street Eynesbury	AWJ Usher & Sons Ltd	10/03/2017	Clr Maslen Clr Duntford	Approved	Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of its site. Provides high quality, well designed family/starter homes. Within a sustainable location. The proposal will enhance the character of the conservation area.
3	15/02/2017	17/00248/HHFUL	Demolition of existing conservatory, single storey and 2 storey rear extension & first floor side extension. Erection of a detached garage.	Carmar House 189 Great North Road Eaton Socon St Neots PE19 8EE	Ms Stephanie Martin	08/03/2017	Clr Maslen Clr Duntford	Approved	Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of its site. Within a sustainable location.
4	15/02/2017	17/00262/FUL	Removal of brickwork parapet and replacement with external gutter and associated works	Swimming Pool One Leisure Barford Road Eynesbury	Mr Pete Corley	08/03/2017	Clr Thorpe Clr Wells	Approved	No comment
5	16/02/2017	17/00270/HHFUL	Proposed rear ground floor pitched roof extension	3 Jennings Avenue Eynesbury St Neots PE19 2HG	Mr & Mrs Krecheler	09/03/2017	Clr Wainwright Clr Maslen	Approved	Minimum impact on neighbours. Improves the property. Makes efficient use of its site.
6	14/02/2017	16/02478/HHFUL	Proposed Ground Floor Rear Extension	1 Pashley Court Eynesbury St Neots PE19 2JS	Mr & Mrs Shephard	07/03/2017	Clr Maslen Clr Thorpe	Approved	Minimum impact on neighbours. Improves the property. Makes efficient use of its site.
7	14/02/2017	17/00169/FUL	We wish to add the use of D1 to the current list of uses which are B1, B2, B8 together with the sale of furniture and gym equipment for this property		Mr Mark Hawking	07/02/2017	Clr Thorpe Clr Duntford	Approved	We consider that the proposal would assimilate itself to the existing part of the town. Makes efficient use of its site. Within a sustainable location. Will have no negative impact on the wider landscape character of the area.
8	14/02/2017	17/00183/HHFUL		13 Foundry Way Eaton Socon St Neots PE19 8TR	Mrs Suzanne Shepherd	07/02/2017	Clr Thorpe Clr Maslen	Deferred	The committee requires further information with regard to the re-positioning of the fence, and want to know if it will be inside, on, or outside of the properties boundary. They would also like to know what the fence will be made of, and how high it will be.
9	17/02/2017	17/00293/FUL	Proposed two storey extension and reposition of garden fence	79 Milton Avenue Eaton Ford St Neots PE19 7JU	Mr & Mrs George	10/03/2017	Clr Maslen Clr Duntford	Approved	Makes efficient use of its site.
10	20/02/2017	17/00107/FUL	Demolition of garaging and erection of a detached bungalow Erection of bungalow and associated works	35 Kings Road St Neots PE19 1LD 1 Castle Hill Close Eaton Socon St Neots PE19 8HW	Mr R Francis	13/03/2017	Clr Thorpe Clr Duntford	Approved	Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of its site. Within a sustainable location.

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Chairman

St Neots Town Council
Planning Committee

Appendix 1

Schedule of Plans - 16th March 2017

PLAN NO.	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	PROPOSER/2ND	SNITC DECISION	NOTES
1	21/02/2017	17/00303/REIM	Application for approval of appearance, landscaping, layout, scale and access for demolition of existing garage/store/office and erection of a bungalow	Land East Of HDC Car Park Tan Yard St Neots	Aragon Homes Ltd.	17/03/2017			
2	22/02/2017	17/00323/HHFUL	Single storey side extension	5 Eynesbury Green Eynesbury St Neots PE19 2TU	Mr Scott Harrow	22/03/2017			
3	23/02/2017	17/00192/HHFUL	Single storey front and rear extension	8 Willow Close Eynesbury St Neots PE19 2JD	Ms Alison Brown	17/03/2017			
4	02/03/2017	17/00266/TREE	(T1) - Reduce Sycamore by 20%, raise to 4M, remove any dead wood and crossing branches (T2) - Reduce Sycamore by 20%, raise to 4M, remove any dead wood and crossing branches (T3) - Reduce Sycamore by 20%, raise to 4M, remove any dead wood and crossing branches (T4) - Re-pollard 5 Lime trees (T5) - Sycamore - Remove dead wood and crossing branches.	Hinton Lodge 88 St Neots Road Eaton Ford PE19 7BA	Mrs Sandra Brazier	21/03/2017			
5	06/03/2017	17/00364/HHFUL	Retrospective replacement of kitchen entrance doors & frame with UPVC entrance doors & frame.	6 Crosshall Park Court Eaton Ford St Neots PE19 7GL	Mr Keith Moran	27/03/2017			
6	06/03/2017	17/00381/HHFUL	Proposed extension to front of existing double garage	163A Crosshall Road Eaton Ford St Neots PE19 7GB	Mr Woods	27/03/2017			
7	06/03/2017	17/00387/HHFUL	2 storey rear extension	35 Field Cottage Road Eaton Socon St Neots PE19 8HA	Mr Chrtis Virgin	27/03/2017			
8	07/03/2017	17/00408/HHFUL	Proposed two storey extension to the rear	56 The Crescent St Neots PE19 1EF	Mr Street	28/03/2017			
9	09/03/2017	17/00419/FUL	The retention of an ATM installed through the existing glazing to the right hand side of the shop front as a through glass installation. Incorporating the ATM fascia with black bezel surround and white internally illuminated lettering Free Cash Withdrawals out of black background. Blue LED halo illumination to the ATM surround.	30 - 32 Hardwick Road Eynesbury St Neots PE19 2UE	Ms Jan Clark	30/03/2017			
10	28/02/2017	15/00634/FUL	Proposed 14 residential dwellings at site previously occupied by the Youth Club Centre	Former Youth Centre Site Priory Road St Neots	Mr Dean Elsworth	29/03/2017			
11	28/02/2017	17/00346/HHFUL	Two storey side extension and single storey rear extension.	54 Philip Gardens Eynesbury St Neots PE19 2QJ	Mrs Amanda Hughs	21/03/2017			
12	24/02/2017	17/00212/FUL	Retrospective replacement roof and addition of fenestration	Storage 210 Great North Road Eaton Socon	Tarnia Curl	17/03/2017			
13	01/03/2017	17/00280/HHFUL	Proposed extension and new lean-to roof to the front	9 Oak Close St Neots PE19 1UB	Mrs Callow	22/03/2017			