



11th May 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 MOOT at The Priory Centre, St Neots, PE19 2BH on 18th May 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**

Attached

To approve the minutes of the meeting held on 4th May 2017.

4. **Schedule of Current Planning Applications**

Appendix 1

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

5. **Cambridgeshire County Council – Prohibition of Waiting Order 20\$**

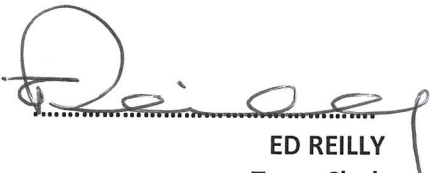
Appendix 2

Ref: PR0368 Montagu Street, St Neots

6. **Development Management Control Meeting**

Appendix 3

Agenda Front Sheet 22nd May 2017


ED REILLY
Town Clerk

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD IN THE CLOISTERS AT THE PRIORY CENTRE, ST NEOTS
ON THE 4th May 2017

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

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

Public Participation

There were 4 members of the public present, 1 of which was present to speak about Appendix 4, Planning Application ref: 17/00611/FUL. Cllr Farrer was present and sat in the area designated to the public. Cllr Farrer requested to speak about planning application ref: 17/00611/FUL; 17/00780/HHFUL; 17/00799/HHFUL; 17/00303/REM & 17/00835/HHFUL.

109. Apologies for Absence

Apologies were received from Cllr Dunford

110. Declarations of Interest

There were no declarations of interest.

111. Minutes

Cllr Maslen proposed the minutes of the meeting held on 20th April 2017 were accepted as a true and accurate record. This was seconded by Cllr Thorpe.

RESOLVED: unanimously to accept the proposal.

112. Planning Application Ref: 17/00659/CLED

To accommodate a member of the public, The Chairman brought to the fore Appendix 4, planning application ref: 17/00659/CLED.

The committee members recommend approval.

113. Schedule of Plans

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

114. Letter of Objection to Planning Application Ref: 17/00611/FUL

The letter of objection was considered by the committee members when viewing the schedule of plans.

115. Consultation on the proposed 2017 revision of the Local Validation Guidance List and Local Validation Check List for planning applications for the County Council's own development and for waste development

The Town Clerk explained the consultation process to the committee members.

116. Change of Address Notification

The committee members noted the change.

117. Communication with HDC Planning

Cllr Wells gave a report on the recent DMC meeting. Following a discussion the Chairman suggested that the Town Clerk contact Mr Moffat at HDC to arrange a meeting to discuss this item and communications in general. Examples from areas where some improvement might be gained would be needed for this.

Meeting closed at 8.41pm

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Chairman

Schedule of Plans - 4th May 2017

PLAN NO.	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	PROPOSER/2ND	SNTC DECISION	NOTES
1	13/04/2017	17/00611/FUL	Change of use to current garage store to bedroom	10 Bushmead Road, Eaton Socon, St Neots, Cambs, PE19 8BP	Mr M Clenson	02.05.17	Clr Maslen Clr Thorpe	Rejected	Layout and density of building. Previous planning decisions (including appeal decisions). Demonstrable harm to the amenity of the residents.
2	19/04/2017	17/00458/H/FUL	Porch to front of property	1 Springbrook, Eynesbury, St Neots, Cambs, PE19 2DT	Ms Claire Chappell	04.05.17	Clr Wainwright Clr Wells	Approved	Improves the Property. Fits in with Local Street Scene.
3	18/04/2017	17/00705/H/FUL	Proposed single storey rear extension	14 Burnt Close, Eynesbury, St Neots, Cambs PE19 2LZ	Mrs C Lynch	09.05.17	Clr Thorpe Clr Wells	Approved	Improves the Property. Satisfactory Proposal in Terms of Scale and Pattern of Development.
4	18/04/2017	17/00759/H/FUL	Two Storey Side / Rear Extension	15, Princes Drive, St Neots, Cambs, PE19 1SG	Mr & Mrs M Gilmore	09.05.17	Clr Wainwright	Approved	Improves the Property. Makes efficient use of its site.
5	18/04/2017	17/00760/H/FUL	Proposed Garage Conversion	5 Belland Hill, St Neots, Cambs, PE19 6AJ	Mr B Folkes	09.05.17	Clr Thorpe Clr Maslen	Approved	Improves the Property. Fits in with Local Street Scene.
6	20/04/2017	17/00771/H/FUL	Proposed first floor extension over existing garage	5 Fydeall Court, St Neots, Cambs, PE19 1UJ	Mr & Mrs Jackie	10.05.17	Clr Wainwright Clr Wells	Approved	Satisfactory Proposal in Terms of Scale and Pattern of Development.
7	20/04/2017	17/00780/H/FUL	Replacement of existing flat roofs with pitched roofs and new pitched roof canopy to the front	84 Milton Avenue, Eaton Ford, St Neots, Cambs, PE19 7LE	Mr Church	11.05.17	Clr Maslen Clr Collins	Approved	Fits in with Local Street Scene. Makes efficient use of its site.
8	25/04/2017	17/00799/H/FUL	Addition of a detached garage to side elevation	126 St Neots Road, Eaton Ford, St Neots, PE19 7AL	Mr A Steiferton	16.05.17	Clr Thorpe Clr Collins	Rejected	Design, appearance and materials. On examination, the application does not appear to fit the description. The proposed floor plans seem to indicate 1 garage space and then an open space with stairs to first floor which is open space across the full width of the proposed "garage". The submission stated a double garage the plans seems to suggest a more substantial structure.
9	27/04/2017	17/00808/REM	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, Ten Yard, St Neots	Aragon Homes Ltd	10.05.17	Clr Wainwright Clr Thorpe	Approved	Fits in with Local Street Scene. Satisfactory Proposal in Terms of Scale and Pattern of Development.
10	27/04/2017	17/00834/H/FUL	Single storey extension to detached bungalow	45 Childeote Road, Eynesbury, St Neots, PE19 2UH	Mr Andy Chapman	18.05.17	Clr Maslen Clr Thorpe	Approved	Improves the Property.
11	27/04/2017	17/00835/H/FUL	Removal of a flat roof garage & the erection of a 2 storey side extension	18 Ackeman Street, Eaton Socon, St Neots, PE19 8HR	Mrs Claire Constable	18.05.17	Clr Thorpe Clr Maslen	Rejected	Traffic congestion. Effect on listed building and conservation area. Layout and density of building. Scale of the development.

Schedule of Plans - 18th May 2017

PLAN NO.	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	PROPOSER/ZND	SNTC DECISION	NOTES
1	28/04/2017	17/00606/HHFUL	Garage conversion (amended description)	28 Hogsdon Leys, St Neots, PE19 6AD	Mr V Viswanathan	11/05/2017			
2	28/04/2017	17/00852/HHFUL	Ground floor dining room extension West Elevation to the back of property	9 Warwick Court, Eaton Socon, St Neots, PE19 8HH	Mr Jason Mills	19/05/2017			
3	02/05/2017	17/00887/HHFUL	Demolish existing garage & replace with a 2 storey side extension and single storey rear extension	2 Redwing Place, St Neots, PE19 1UG	Ms Briony Rayfield	23/05/2017			
4	04/05/2017	17/00913/HHFUL	Demolition of existing single storey extensions, garage and outbuildings to the rear of the property and construction of new single storey extension and replacement garage. Works also include the replacement of the existing timber sash windows with new double glazed timber sash windows, the addition of roof lights and alterations to an existing window opening.	211 Great North Road, Eaton Socon, St Neots, PE19 8BW	Mr & Mrs Kamper	25/05/2017			
5	04/05/2017	17/00478/HHFUL	Proposed two storey side extension and front ground floor extension.	49 Viscount Court Eaton Socon St Neots PE19 8DJ	Mr & Mrs Minney	25/05/2017			
6	09/05/2017	17/00947/HHFUL	Single storey rear extension	1 Pashley Court Eynesbury St Neots PE19 2JS	Ms Sue Shepherd	30/05/2017			
7	09/05/2017	17/00884/HHFUL	Two storey extension (replacing existing two storey extension) and single storey rear extension (replacing single storey rear extension)	8 Hatley Close St Neots PE19 1RB	Ms Victoria Crook	30/05/2017			
8	06/04/2017	17/00639/HHFUL	Proposed replacement garage, front and side extension	28 Charles Street St Neots PE19 1PA	Mr & Mrs Shearing	19/05/2017			

Appendix 2



My ref: PR0368
Your ref:
Date: 26th April 2017
Contact: Stephen Marshall
Telephone: 0345 045 5212
E Mail: policyandregulation@cambridgeshire.gov.uk

**Economy, Transport and Environment
Highways Service**

Policy and Regulation
Room 209
Shire Hall
Castle Hill
Cambridge
CB3 0AP

Dear Sir / Madam,

**RE: CAMBRIDGESHIRE COUNTY COUNCIL
(MONTAGU STREET, ST NEOTS) (PROHIBITION OF WAITING)
ORDER 20\$\$**

The Cambridgeshire County Council proposes to make an Order under the Road Traffic Regulation Act 1984, as amended, after consultation with the Chief Officer of Police the effect of which will be to:

Implement a prohibition of waiting at any time on the western side of Montagu Street from a point 19m north of its junction with Washbank Road to a point 13m south of the same junction, extending 12m down Washbank Road.

I have enclosed a plan showing the location and extent of the proposed restriction.

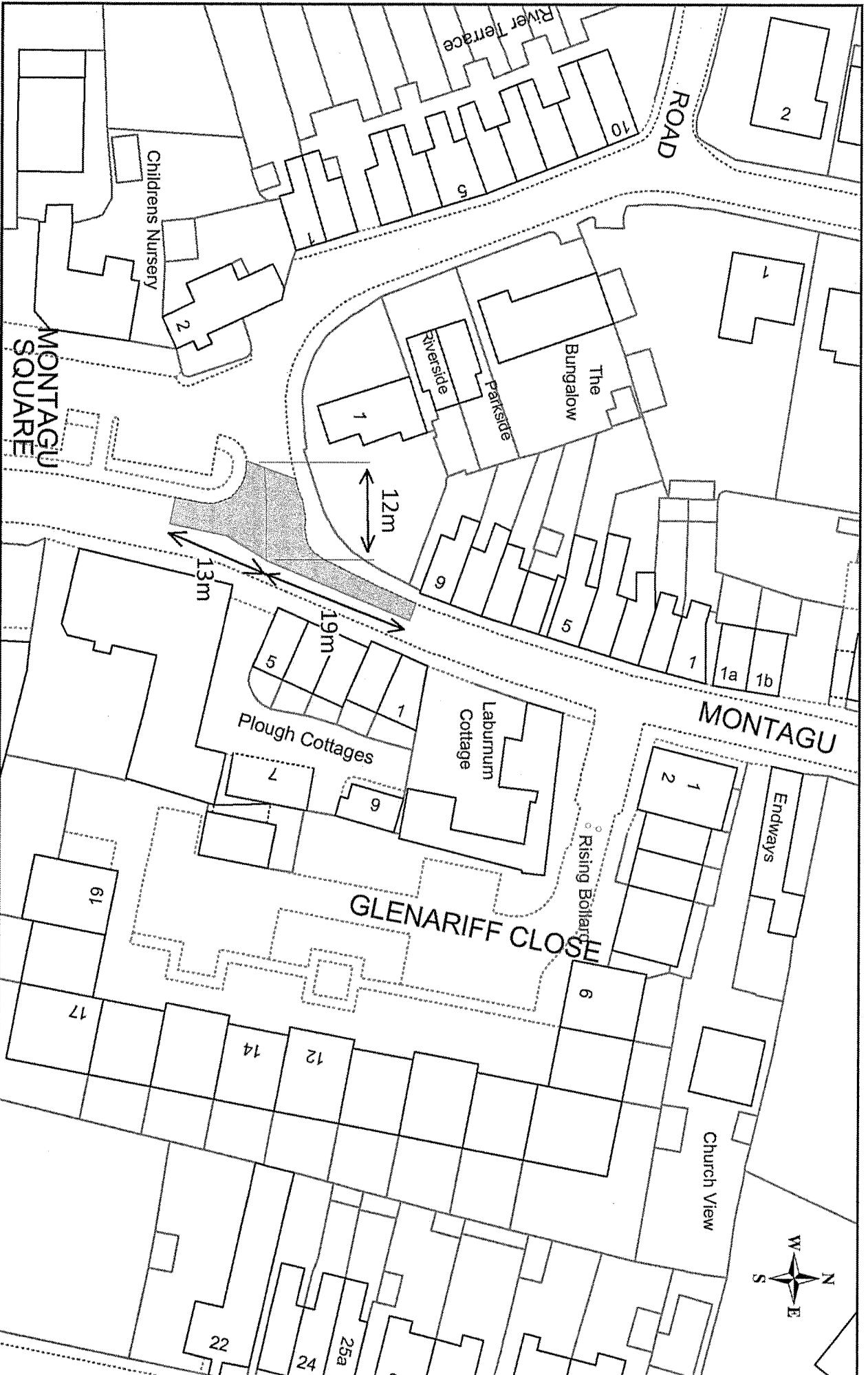
If you wish to make any comments on the proposal we would appreciate them in writing, no later than 24th May 2017 quoting reference PR0368.

If you require any further information, please contact me on 0345 045 5212

Yours faithfully

Stephen Marshall

Policy and Regulation
Technical Administrator



Scale (at A4): 1:600

Centred at: 518341,289734

Date: 06/04/2017

By: fw423

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A meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** will be held in **THE CIVIC SUITE, PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON PE29 3TN** on **MONDAY, 22 MAY 2017** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

APOLOGIES

1. MINUTES (Pages 5 - 12)

To approve as a correct record the Minutes of the meetings of the Committee held on 24th April and 17th May 2017. (The Minutes of the meeting on 18th May will follow).

2. MEMBERS' INTERESTS

To receive from Members declarations as to disclosable pecuniary or other interests in relation to any item. Please see Notes below.

3. DEVELOPMENT MANAGEMENT - SECTION 106 AGREEMENT

To consider a report by the Planning Services Manager (Development Management).

(a) Sawtry (Pages 13 - 52)

Outline planning application for the erection of up to 295 residential dwellings, access and associated works, all other matters reserved – Land South West of Mill Cottage, Gidding Road, Sawtry.

4. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

To consider reports by the Planning Services Manager (Development Management).

(a) Ramsey (Pages 53 - 66)

Proposed development of site into 5 no. two bedroom flats - Former 26 Fairfields Drive, Ramsey.

(b) Holme (Pages 67 - 80)

Erection of 2 no four bedroom detached houses – Station Cottage, Yaxley Road, Holme.

LATE REPRESENTATIONS

Dated this 11 day of May 2017

James Braxator

Head of Paid Service

Notes

1. Disclosable Pecuniary Interests

- (1) Members are required to declare any disclosable pecuniary interests and unless you have obtained dispensation, cannot discuss or vote on the matter at the meeting and must also leave the room whilst the matter is being debated or voted on.
- (2) A Member has a disclosable pecuniary interest if it -
 - (a) relates to you, or
 - (b) is an interest of -
 - (i) your spouse or civil partner; or
 - (ii) a person with whom you are living as husband and wife; or
 - (iii) a person with whom you are living as if you were civil partners

and you are aware that the other person has the interest.

- (3) Disclosable pecuniary interests includes -
 - (a) any employment or profession carried out for profit or gain;
 - (b) any financial benefit received by the Member in respect of expenses incurred carrying out his or her duties as a Member (except from the Council);
 - (c) any current contracts with the Council;
 - (d) any beneficial interest in land/property within the Council's area;
 - (e) any licence for a month or longer to occupy land in the Council's area;
 - (f) any tenancy where the Council is landlord and the Member (or person in (2)(b) above) has a beneficial interest; or
 - (g) a beneficial interest (above the specified level) in the shares of any body which has a place of business or land in the Council's area.

Non-Statutory Disclosable Interests

- (4) If a Member has a non-statutory disclosable interest then you are required to declare that interest, but may remain to discuss and vote providing you do not breach the overall Nolan principles.
- (5) A Member has a non-statutory disclosable interest where -
 - (a) a decision in relation to the business being considered might reasonably be regarded as affecting the well-being or financial standing of you or a member of your family or a person with whom you have a close association to a greater extent than it would affect the majority of the council tax payers, rate payers or inhabitants of the ward or electoral area for which you have been elected or otherwise of the authority's administrative area, or
 - (b) it relates to or is likely to affect a disclosable pecuniary interest, but in respect of a member of your family (other than specified in (2)(b) above) or a person with whom you have a close association, or
 - (c) it relates to or is likely to affect any body -
 - (i) exercising functions of a public nature; or
 - (ii) directed to charitable purposes; or
 - (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a Member or in a position of control or management.

and that interest is not a disclosable pecuniary interest.

2. **Filming, Photography and Recording at Council Meetings**

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Please contact Anthony Roberts, Democratic Services, Tel: 01480 388015 / email Anthony.Roberts@huntingdonshire.gov.uk if you have a general query on any Agenda Item, wish to tender your apologies for absence from the meeting, or would like information on any decision taken by the Committee/Panel.

Specific enquiries with regard to items on the Agenda should be directed towards the Contact Officer.

Members of the public are welcome to attend this meeting as observers except during consideration of confidential or exempt items of business.

Agenda and enclosures can be viewed on the District Council's website – www.huntingdonshire.gov.uk (under Councils and Democracy).

If you would like a translation of Agenda/Minutes/Reports or would like a large text version or an audio version please contact the Elections & Democratic Services Manager and we will try to accommodate your needs.

Emergency Procedure

In the event of the fire alarm being sounded and on the instruction of the Meeting Administrator, all attendees are requested to vacate the building via the closest emergency exit.