

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
 Cllr David Wells

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. The meeting full accepted the report from Cllr Wells and asked that the Town Clerk arrange a meeting with Andy Moffat, Head of Development at HDC in an attempt to improve the information exchange between the Councils.

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	SMTL DECISION	NOTES
1	13/04/2017	17/00651/REFUL	Change of use to current garage store to bedroom	10 Bushmead Road, Eaton Socon, St Neots, Cambs, PE19 8BP	Mr M Clemson	02.05.17	Clr Maslin 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	17/00488/HHFUL	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	17/00706/HHFUL	Proposed single storey rear extension	14 Burnt Close, Eynesbury, St Neots, Cambs, PE19 1ZG	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/HHFUL	Two Storey Side / Rear Extension	15, Princess Drive, St Neots, Cambs, PE19 1SG	Mr & Mrs M Gilmore	09.05.17	Clr Maslin Clr Wainwright	Approved	Improves the Property. Makes efficient use of the site.
5	18/04/2017	17/00769/HHFUL	Proposed Garage Conversion	5 Bellard Hill, St Neots, Cambs, PE19 6AJ	Mr B Folkes	09.05.17	Clr Thorpe Clr Maslin	Approved	Improves the Property. Fits in with Local Street Scene.
6	20/04/2017	17/00771/HHFUL	Proposed first floor extension over existing garage	5 Pydall 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	17/00789/HHFUL	Replacement of existing flat roofs with pitched roofs and new pitched roof canopy to the front	34 Milton Avenue, Eaton Ford, St Neots, Cambs, PE19 7LE	Mr Church	11.05.17	Clr Maslin Clr Collins	Approved	Fits in with Local Street Scene. Makes efficient use of the site.
8	25/04/2017	17/00799/HHFUL	Addition of a detached garage to side elevation	125 St Neots Road, Eaton Ford, St Neots, Cambs, PE19 7AL	Mr A Stafferton	16.05.17	Clr Thorpe Clr Collins	Rejected	Design, appearance and materials. On examination, the applicant does not appear to fit the description. The proposed floor plans seem to indicate a 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	17/00802/REFUL	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 HCC Car Park, Tan 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/HHFUL	Single storey extension to detached bungalow	45 Childcote Road, Eynesbury, St Neots, Cambs, PE19 2UH	Mr Andy Chapman	18.05.17	Clr Maslin Clr Thorpe	Approved	Improves the Property.
11	27/04/2017	17/00835/HHFUL	Removal of a flat roof garage & the erection of a 2 storey side extension	18 Acherman Street, Eaton Socon, St Neots, Cambs, PE19 8HT	Mrs Claire Constable	18.05.17	Clr Thorpe Clr Maslin	Rejected	Traffic congestion. Effect on listed building and conservation area. Layout and density of building. Scale of the development.

ST NEOTS TOWN COUNCIL MEETING

Date: 13 May Item No 3

RECORDED VOTE

	<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Cllr Barry Banks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cllr Barry Chapman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cllr Diana Collins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cllr James Corley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cllr John Dunford	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cllr Bob Farrer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cllr Andrew Hansard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cllr Roger Harrison	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cllr Derek Giles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cllr Bill Hodges	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cllr Delphine Johnson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cllr Colin Maslen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cllr Keith Prentice	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cllr Justin Cooper-Marsh	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cllr Louie Ruck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cllr Jennette Smith	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cllr Simone Taylor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cllr K Wainwright	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cllr David Wells	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cllr Graham Welton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


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PROPER OFFICER