

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE**  
**HELD IN THE MOOT AT THE PRIORY CENTRE, ST NEOTS**  
**ON THE 14<sup>th</sup> DECEMBER 2017**

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

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

**Public Participation**

There was one member of the public present who wished to speak about planning application: 17/02490/FUL. Cllr Bob Farrer was sat in the area designated for the public.

**73. Apologies for Absence**

Apologies with valid reasons were received from Cllr Thorpe.

**74. Declarations of Interest**

There were no declarations of interest.

**75. Minutes**

The Chairman asked the Town Clerk for confirmation that Urban & Civic have been invited to attend the Full Town Council Meeting scheduled for 25 January 2018. The Town Clerk confirmed that they have been asked to attend.

Cllr Dunford requested an update from the Town Clerk the request for an extension for planning application 1300388OUT Loves Farm Eastern Expansion Development. The Clerk advised that the Town Council response had been sent.

The Chairman asked the Town Clerk if the request for a planning consultant to assist with upcoming large or contentious planning applications for presentation to the Full Council in January 2018 has been made in the budget 2018/2019. The Town Clerk confirmed that this has been included in the "Professional Fees" budget.

It was proposed by Cllr Dunford and seconded by Cllr Usher to accept the minutes of the planning meeting held on 30 November 2017.

**RESOLVED unanimously to accept the proposal**

**76. Schedule of Current Planning Applications**

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


**77. Huntingdonshire District Council Development Management (DMC) Committee Update**

The Chairman proposed that the committee rescind their previous comments for Planning Application Ref: 17/02136/S73 and approve the application. This was seconded by Cllr Maslen.

The Town Clerk will write to the case officer to inform them of the committees revised comments

**RESOLVED unanimously to accept the proposal**

The meeting closed at 7.59pm



Chairman

St Neots Town Council  
Planning Committee

Schedule of Plans - 14th December 2017

PLAN NO	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	PROPOSER/2ND	SNTC DECISION	NOTES
1	24.11.2017	17/02266/FUL	Retrospective change of use from annexe to dwelling	Annexe 10 St Anselm Place St Neots PE19 1AP	Mr Kriss Akabusi	15.12.2017	Clr Usher Clr Maslen	Approved	Fits in with local street scene. Makes efficient use of its site. Will have no negative impact on the wider landscape character of the area.
2	24.11.2017	17/02433/LBC	Replace temporary window installed as emergency repair and replace with timber sash and case window to match adjacent.	37B Market Square St Neots PE19 2AR	Lowther	15.12.2017	Clr Maslen Clr Collins	Approved	Fits in with local street scene. We consider that the proposal would assimilate itself to the existing part of the town. The proposal will enhance the character of the conservation area.
3	28.12.2017	17/02470/TREE	T2 - 1x Horse Chestnut - Raise crown to circa 3m and thin crown by 20% - overhangs river, improve aesthetics so properties can look over into river. T1 - 1x Ash - Remove dog-legged branch at circa 2m and small lowest branch extending over garden. G1 - 4x willow and 1x ash - re-reduce to previous reduction points at circa 4m, removing extended regrowth to prevent failure over public footpath.	Land East Of 12 Addington Walk Eaton Socon	Mr Lakin	15.12.2017	Clr Dunford Clr Maslen	Approved	Will have no negative impact on the wider landscape character of the area. Tree to be felled over a period of time in accordance with best arboricultural practice.
4	28.11.2017	17/02459/HHFUL	Two storey front and side extension	2 Browning Drive Eaton Ford St Neots PE19 7LT	Woodward	19.12.2017	Clr Wainwright Clr Maslen	Approved	Improves the property. We consider that the proposal would assimilate itself to the existing part of the town. Satisfactory proposal in terms of scale and pattern of development.
5	29.11.2017	17/02448/HHFUL	Two storey side and rear extension	6 Powis Place Eynesbury St Neots PE19 2SS	Mr Gavin Brown	20.12.2017	Clr Usher Clr Maslen	Approved	In keeping with locality. We consider that the proposal would assimilate itself to the existing part of the town. Satisfactory proposal in terms of scale and pattern of development.
6	29.11.2017	17/02478/HHFUL	Garage conversion and dormer windows	14 Parker Close Eynesbury St Neots PE19 2HH	Mr McCarthy	20.12.2017	Clr Collins Clr Dunford	Approved	Improves the property. Fits in with local street scene. Satisfactory proposal in terms of scale and pattern of development.
7	30.11.2017	17/02495/HHFUL	Proposed single storey extension to the side including demolition of existing garage and provision of new parking space on front garden.	13 Windsor Close Eynesbury St Neots PE19 2QN	Mr Scopes	21.12.2017	Clr Maslen Clr Wainwright	Approved	Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of its site.
8	05.12.2017	17/02491/LBC	Demolition of existing garage building and single storey rear extension. Erection of four dwellings with associated bin and cycle storage and hard standing.	22 Market Square St Neots PE19 2AF	Mr D Watson	26.12.2017	Clr Wainwright Clr Dunford	Approved	We consider that the proposal would assimilate itself to the existing part of the town. Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of its site
9	05.12.2017	17/02490/FUL	Demolition of existing garage building and single storey rear extension. Erection of four dwellings with associated bin and cycle storage and hard standing.	22 Market Square St Neots PE19 2AF	Mr D Watson	26.12.2017	Clr Wainwright Clr Dunford	Approved	We consider that the proposal would assimilate itself to the existing part of the town. Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of its site
10	07.12.2017	17/02498/HHFUL	Proposed single storey extension to accommodate family/kitchen, hall and store extension	8 Spencer Close Eaton Ford St Neots PE19 7LQ	Mr Paul Lippett	28.12.2017	Clr Wainwright Clr Maslen	Approved	In keeping with locality. Improves the property. We consider that the proposal would assimilate itself to the existing part of the town

  
Chairman