

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE**  
**HELD IN THE MOOT AT THE PRIORY CENTRE, ST NEOTS**  
**ON THE 16<sup>th</sup> FEBRUARY 2017**

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

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

**Public Participation**

There were 4 members of the public present, 2 of which were present to speak about planning application reference: 17/00108/OUT. Cllr Chapman, in his role as a Cambridgeshire County Councillor also spoke about planning application reference: 17/00180/OUT. Another member of the public was present to speak about planning application reference: 17/00103/FUL. Cllr Farrer was present and sat in the area designated to the public.

**89. Apologies for Absence**

Apologies were received from Cllr Wainwright.

**90. Declarations of Interest**

There were no declarations of interest.


**91. Minutes**

Cllr Dunford proposed the minutes of the meeting held on 2<sup>nd</sup> February 2017 were accepted as a true and accurate record. This was seconded by Cllr Thorpe. Cllr Maslen signed the minutes.

**92. Schedule of Plans**

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

Meeting closed at 8.11pm.



Chairman

St Neots Town Council  
Planning Committee

Schedule of Plans - 16th February 2017

PLAN NO.	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	PROPOSER/2ND	SNIC DECISION	NOTES
1	27/01/2017	17/00108/OUT	Development of up to 199 dwellings and 6970 sq. metres (75,000 sq. ft.) of class B1 business premises with open space, new accesses from The Great North Road, roads and associated infrastructure.	Part Of Land At Riversfield Great North Road Little Paxton	Mr DH Barford and Mr S Hutchinson	17/02/2017	Cllr Thorpe Cllr Wells	Rejected	Highway safety. Traffic congestion. Layout and density of building. Road access. Local, strategic, regional and national planning policies. Demonstrable harm to the amenity of the residents. Scale of development. Loss of important open spaces or physical features.
2	31/01/2017	17/00133/HHFUL	Demolishing the garage and the erection of a single storey side and rear extension	2 Laxton Close Eaton Ford St Neots PE19 7AR	Ms Claire Tunnicliffe	21/02/2017	Cllr Maalen Cllr Thorpe	Approved	Improves the property. Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of its site.
3	31/01/2017	17/00132/HHFUL	Remove existing flat roof garage and erect a 2 storey side extension	18 Ackerman Street Eaton Socon St Neots PE19 8HR	Mrs Claire Constable	21/02/2017	Cllr Wells Cllr Prentice	Rejected	Adequacy of parking/loading/burning. Effect on conservation area. Layout and density of building. Scale of the development.
4	03/02/2017	17/00172/HHFUL	Remove existing flat roof garage and erect a 2 storey side extension	4 Wheatsteeple Road Eaton Socon St Neots PE19 8HE	Mr & Mrs Richards	24/02/2017	Cllr Maalen Cllr Dunford	Approved	Makes efficient use of its site. Within a sustainable location. Fits in with the local street scene.
5	06/02/2017	17/00145/HHFUL	Single storey side/rear extension to existing bungalow with small extension to the front	8A Hawthorn Road St Neots PE19 1EZ	Mrs Margery Sharples	27/02/2017	Cllr Maalen Cllr Prentice	Approved	Makes efficient use of its site.
6	07/02/2017	17/00198/HHFUL	Erection of fence along boundary	1 Burns Court, Eaton Ford, St Neots, PE19 7RF	Mr Paul-Jason Lawrence	28/02/2017	Cllr Prentice Cllr Thorpe	Approved	Minimum impact on neighbours.
7	08/02/2017	17/00065/FUL	Change of use from A1 (Retail) to A5 (Hot Food Takeaways) and installation of kitchen extractor system	25 Humberden Street St Neots PE19 4DG	Mr Brian Pumphrey	01/03/2017	Cllr Dunford Cllr Prentice	Approved	Fits in with the local street scene.
8	08/02/2017	17/00123/HHFUL	Construction of white PVCU porch to the front elevation of the property	22 Springbrook Eynesbury St Neots PE19 2DT	Mr Stearman	01/03/2017	Cllr Maalen Cllr Thorpe	Approved	Minimum impact on neighbours. Improves the property.
9	08/02/2017	17/00103/FUL	Proposed Bungalow	Land Rear Of 158 St Neots Road Eaton Ford	Mr & Mrs De Ash	01/03/2017	Cllr Dunford Cllr Thorpe	Approved	Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of its site. Within a sustainable location. Will have no negative impact on the wider landscape character of the area.