

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD IN THE MOOT AT THE PRIORY CENTRE, ST NEOTS
ON THE 16th NOVEMBER 2017

Present: Cllr K Wainwright (Chairman) Cllr C Maslen (Deputy Chairman)
Cllr G Thorpe Cllr J Dunford
Cllr A Usher

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

Public Participation

There were 5 members of the public present, who wished to speak about Planning Applications: 17/01773/HHFUL; 17/02270/HHFUL & 17/01945/FUL.

61. Apologies for Absence

Apologies with valid reasons were received from Cllr Wells, Cllr Mrs Sophie Taylor and Cllr Mrs Diana Collins

62. Declarations of Interest

There were no declarations of interest.

63. Minutes

Cllr Thorpe proposed the minutes of the meeting held on 2nd November 2017 were accepted as a true and accurate record. This was seconded by Cllr Maslen.

RESOLVED: unanimously to accept the proposal.

64. Schedule of Current Planning Applications

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

65. Order under the Road Traffic Regulation Act 1984

This was noted by the committee.

66. Town and Country Planning Act 1990 Sections 78

This was noted by the committee.

67. Huntingdonshire District Council Development Management Committee Update

Cllr Maslen to represent SNTC at the scheduled DMC meeting on 20th November 2017 for planning application ref: 16/01468/OUT.

The meeting closed at 8.37pm


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Chairman

St Neots Town Council
Planning Committee

Schedule of Plans - 16th November 2017

PLAN NO.	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	PROPOSER/2ND	SNTC DECISION	NOTES
1	27/10/2017	17/02194/HHFUL	Proposed single storey and two storey extensions to the side / rear.	11 Cornwallis Drive Eaton Socon St Neots PE19 8TX	Miss Crosby	17/11/2017	Clr Maslen Clr Wainwright	Approved	Improves the property. Satisfactory proposal in terms of scale and pattern of development.
2	27/10/2017	17/01773/HHFUL	Replacing of the rear conservatory with a 2 storey extension and first floor accommodation over the garage.	29 Wordsworth Avenue, Eaton Ford, St Neots, PE19 7RA	Mr Andrew Gore	17/11/2017	Clr Maslen Clr Thorpe	Approved	In keeping with locality. Improves the property. Satisfactory proposal in terms of scale and pattern of development.
3	30/10/2017	17/02198/HHFUL	Proposed two storey extension to rear of property, and conversion of garage into family room	31 Field Cottage Road Eaton Socon St Neots PE19 8HA	Mr & Mrs Wood	20/11/2017	Clr Maslen Clr Thorpe	Approved	Improves the property. Satisfactory proposal in terms of scale and pattern of development.
4	31/10/2017	17/02136/S73	Removal of condition 6 (parking area) from application 15/00201/FUL	38A Queens Gardens Eaton Socon St Neots PE19 8DN	Mr N Walker	20/11/2017	Clr Thorpe Clr Wainwright	Refused	Adequacy of parking/loading/turning. Highway safety. Traffic congestion. Demonstrable harm to the amenity of the residents.
5	02/11/2017	1300388/OUT	Outline application for the development of up to 1020 dwellings, up to 7.6has of mixed uses including a nursery/crèche (Use Class D1), public house (Use Class A4), hotel (Class C1), care accommodation (use Class C2) and employment uses (Use Class B1), connections with Loves Farm, on-site roads and pedestrian/cycle routes, open space and other related infrastructure.	Loves Farm Eastern Expansion Development Area Cambridge Road St Neots	Mr David Keyse	17/11/2017	Clr Maslen Clr Wainwright	Referred to Town Council	Satisfactory proposal in terms of scale and pattern of development.
6	03/11/2017	17/02308/OUT	Hybrid planning application comprising: 1) Application for outline planning permission for development of a mixed use urban extension to include; residential development of up to 2,800 dwellings (C3), up to 63,500 sqm of employment development (B1-B8), District Centre including shops, services, community and health uses (A1-A5, D1 & D2), Local Centre (A1-A5), Temporary Primary School, Two Permanent Primary Schools, open space, play areas, recreation facilities and landscaping, strategic access improvements including new access points from Cambridge Road & A428, associated ground works and infrastructure. All matters reserved with the exception of means of access; and 2) Application for full planning permission for the construction of new roads, hard & soft landscaping, creation of SUDS and all associated infrastructure and engineering works including creation of haul routes.	Wintringham Park Cambridge Road St Neots	Mr Joe Dawson	24/11/2017	Clr Wainwright Clr Dunford	Referred to Town Council	
7	03/11/2017	16/01468/OUT	AMENDED ACCESS PLAN (14/49/10 rev D RECEIVED ON 6.11.2017): REVISED ACCESS TO CRICKET CLUB FROM SHAKESPEARE ROAD AND ASSOCIATED LOSS OF LANDSCAPING EAST OF PUBLIC RIGHT OF WAY. VISIBILITY SHOWN SOUTH-EAST OF ACCESS FROM PEPPERCORNS LANE Hybrid application for proposed residential development of 5 dwellings accessed from Peppercorns Lane (outline), new access to cricket club from Shakespeare Road and change of use of land to town park (full)	Land North Of 17 Peppercorn Lane Eaton Socon	Mr McNish	20/11/2017	Clr Maslen Clr Dunford	Approved	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. Will have no negative impact on the wider landscape character of the area.
8	07/11/2017	17/02270/HHFUL	First floor side extension and single storey rear extension	2 Meadow Close St Neots PE19 1QD	Mr Andrew Gogarty	28/11/2017	Clr Dunford Clr Usher	Approved	Improves the property. Makes efficient use of its site.
9	07/11/2017	17/01945/FUL	Regularisation of Car Wash (retention of two x containers and one x canopy)	66 - 76 Cambridge Street St Neots PE19 1PJ	Admiral Carwash Ltd.	28/11/2017	Clr Dunford Clr Thorpe	Approved	


Chairman