

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD IN THE MOOT AT THE PRIORY CENTRE, ST NEOTS
ON THE 19th October 2017

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

Also present: Karen Pollecutt (Minutes) Joanne Cowlshaw (Electronic Presentations)

Public Participation

There were 10 members of the public present, who wished to speak on application numbers: 17/07895/FUL and 17/01283/HHFUL on the agenda.

46. Apologies for Absence

Apologies with valid reasons were received from Cllr Thorpe, Cllr Wells and Cllr Mrs Taylor.

47. Declarations of Interest

Cllr Wainwright declared a Non Statutory Disclosable Pecuniary Interest on item number 4 on the schedule of plans.

This was noted by the committee.

48. Minutes

Cllr Maslen proposed the minutes of the meeting held on 5th October 2017 were accepted as a true and accurate record. This was seconded by Cllr Usher.

RESOLVED: unanimously to accept the proposal.

49. Schedule of Current Planning Applications

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

**50. Consultation on confirmation of Article 4 Direction
Land on the eastern side of Crosshall Road, St Neots (north of Regatta Meadow)**

Cllr Maslen proposed that the committee support HDC direction. This was seconded by Cllr J Dunford.

RESOLVED: unanimously to accept the proposal.

51. Street naming and numbering

These were noted by the committee.

52. Huntingdonshire District Council Development Management Committee Update

This was noted by the committee.

The meeting closed at 9.04pm




Chairman

**St Neots Town Council
Planning Committee**

Schedule of Plans - 19th October 2017

PLAN NO.	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	PROPOSER/2ND	SNTC DECISION	NOTES
1	29/09/2017	17/07895/FUL	Roof extension to existing storage shed to provide additional storage	Land Opposite 115 & 117 Crosshall Road, Eaton Ford	Prof Chris Atterwill	20/10/2017	Clr J Dunford Clr Colin Maslen	Reject	Effect on listed building & conservation area, layout & density of building, local, strategic, regional & national planning policies. Nature conservation. Loss of important open spaces or physical features
2	03/10/2017	17/01981/HHFUL	Proposed single storey rear extension	19 Kings Road, St Neots, PE19 1LD	Mr & Mrs Maxwell	24/10/2017	Clr C Maslen Clr J Dunford	Accept	Fits in with local street scene. Makes efficient use of its site.
3	04/10/2017	17/01446/FUL	Conversion of a former chapel to 2x3 bedroom dwellings	Land Rear of 20 High Street, St Neots	Rob Harrison	25/10/2017	Clr C Maslen Clr A Usher	Reject	Adequacy of parking/loading/turning.
4	10/10/2017	17/01864/OUT	2/3 bedroom dwelling with off-road parking for 2 cars and small rear garden	5 Mountford Close, Eynesbury, St Neots, PE19 2NH	Mr John Willmott	31/10/2017	Clr A Usher Clr C Maslen	Accept	Makes efficient use of site.
5	10/10/2017	16/02667/HHFUL	Retrospective replacement of decking in rear garden and retention of trellis. Erection of new fence.	14 Bevington Way, Eynesbury, St Neots, PE19 2HQ	Mr Graeme Duff	24/10/2017	Clr J Dunford Clr K Wainwright	Accept	Satisfactory proposal in terms of scale and pattern of development
6	10/10/2017	17/02015/HHFUL	Proposed 2 storey rear extension	21 Dukes Road, Eaton Socon, St Neots, PE19 8DD	Mr & Mrs Harridge	31/10/2017	Clr C Maslen Clr A Usher	Accept	Improves the property. Satisfactory proposal in terms of scale and pattern of development
7	10/10/2017	17/02010/FUL	Development of a drive through restaurant (use class A3/A5). Plus amendments to the layout of the existing KFC/Costa car park, & provision of new cycle stands, landscaping & tree planting.	Land at 37 & 39 Great North Road & at Junction of Alpha Drive & Great North Road, Eaton Socon	Mr Raja Adil	31/10/2017	Clr C Maslen Clr A Usher	Accept	Minimum impact on neighbours. Improves the property. Makes efficient use of its site.
8	10/10/2017	1701283/HHFUL	Proposed new loft conversion and installation of balconies.	38 River Terrace, St Neots, PE19 2BG	Mr & Mrs Bateman	20/10/2017	Clr K Wainwright Clr A Usher	Reject	Adequacy of parking/loading/turning. Layout and density of building. Design, appearance and materials. Road access. Local, strategic, regional and national planning policies. Demonstrable harm to the amenity of the residents. Scale of development.
9	11/10/2017	17/01898/HHFUL	Single storey rear extension	23 Beauchamp Close, Eaton Socon, St Neots, PE19 8BU	Mrs Felicity Fuller	01/11/2017	Clr K Wainwright Clr C Maslen	Accept	Satisfactory proposal in terms of scale and pattern of development
10	04/10/2017	17/01446/FUL	Conversion of a former chapel to 2x3 bedroom dwellings	Land Rear of 20 High Street, St Neots	Rob Harrison	25/10/2017		DUPLICATE ENTRY (see plan no.3)	
11	03/10/2017	17/01737/HHFUL	Formation of new vehicular access, driveway and open-fronted timber car-barn.	29A Church Street St Neots PE19 2BU	Mr & Mrs Freeman	20/10/2017	Clr C Maslen Clr A Usher	Accept	Makes efficient use of site. Will have no negative impact on the wider landscape character of the area. Reducing the need for on street parking by occupants.
12	03/10/2017	17/01738/LBC	Formation of new vehicular access, driveway and open-fronted timber car-barn.	29A Church Street St Neots PE19 2BU	Mr & Mrs Freeman	20/10/2017	Clr C Maslen Clr A Usher	Accept	Makes efficient use of site. Will have no negative impact on the wider landscape character of the area. Reducing the need for on street parking by occupants.
13	12/10/2017	17/02054/HHFUL	Single storey front and rear extensions to garage. Rear of garage to be converted to habitable space.	15 Rowley Road St Neots PE19 1UF	Holmes	02/11/2017	Clr K Wainwright Clr A Usher	Accept	Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of its site.


Chairman