

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD IN THE CLOISTERS AT THE PRIORY CENTRE, ST NEOTS
ON THE 29th June 2017

Present: Cllr C Maslen (Deputy Chairman) Cllr Mrs D Collins
 Cllr G Thorpe Cllr A Usher
 Cllr J Dunford

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

Public Participation

Cllr Bob Farrer sat in the area designated for the members of the public. Cllr Farrer wished to speak about planning applications: 1, 2, 4, 11, 12 & 13. Cllr Maslen asked Cllr Farrer if the planning applications he wished to speak on are in his ward to which he advised they are.

6. Apologies for Absence

Apologies were received from Cllr Wainwright, Cllr Wells and Cllr Taylor.

7. Declarations of Interest

Cllr Usher declared a pecuniary interest and Cllr Collins declared a ~~non-pecuniary~~ ^{non} interest in planning application reference 17/01178/FUL.

8. Minutes

Cllr Usher proposed the minutes of the meeting held on 15th June 2017 were accepted as a true and accurate record. This was seconded by Cllr Thorpe.

RESOLVED: unanimously to accept the proposal.

9. Schedule of Current Planning Applications

Cllr Dunford asked for clarification on the process with regards to the order in which any comments made on a planning application are heard. Cllr Maslen advised that the committee members would comment first then Cllr Farrer would be able to speak.

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

Cllr Usher and Cllr Collins left the room at 7.55pm whilst planning application 17/01178/FUL was heard. They re-entered the room at 8.04pm.



**10. Town and Country Planning Act 1990 Sections 78.
Planning Application: 16/02555/TREE**

This was noted by the committee.


**11. Parish Council Consultation.
Application Ref: 17/01167/CLED**

It was proposed by Cllr Usher proposed to accept. This was seconded by Cllr Thorpe. The special return section of the document was duly completed and returned to Head of Development at Huntingdonshire District Council.

12. Huntingdonshire District Council Development Management Committee.

Cllr Dunford proposed that the committee members are notified by email 2 weeks prior to each Development Management Committee so that the committee members can advise if they are available to attend. Office staff will then advise the available committee members if there attendance is required.

Meeting closed at 8.19pm.


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Chairman

St Neots Town Council Schedule of Plans - 29th June 2017

PLAN NO.	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	PROPOSER/2ND	SNTC DECISION	NOTES
1	09/06/2017	17/00211/HNH/PL	Removal of garage, single storey side extension	64 Mill Hill Road, Eaton Ford, St Neots, PE19 7JU	Mrs Fleming	30/06/2017	Clr Dunford Clr Thorpe	Approved	Improves the property. Makes efficient use of its site.
2	13/06/2017	17/00799/HNH/PL	Addition of a detached garage to side elevation	126 St Neots Road, Eaton Ford, St Neots, PE19 7AL	Mr Andrew Stratton	27/06/2017	Clr Dunford Clr Collins	No comment	Improves the property. Makes efficient use of its site. In keeping with locality.
3	09/06/2017	17/00930/HNH/PL	Proposed two storey side extension	98 Andrew Road, Emsbury, St Neots, PE19 20E	Mr Hicks	30/06/2017	Clr Madlan Clr Dunford	Approved	Improves the property. Fits in with local street scene. Will have no negative impact on the wider landscape character of the area.
4	16/06/2017	17/01239/TREE	To carry out work on 2 BPO trees, (T1) Balise to 2m, (T2) Clear all shrubs and trees, (T3) Conifer hedge - fall	126 St Neots Road, Eaton Ford, St Neots, PE19 7AL	Mrs Katy Stratton	05/07/2017	Clr Dunford Clr Thorpe	Approved	Improves the property. Fits in with local street scene. Within Permitted Development.
5	16/06/2017	17/01109/HNH/PL	Proposed garage conversion, raising roof to achieve head room	2 Orchard Road, Eaton Ford, St Neots, PE19 7AN	Mr Manning	07/07/2017	Clr Thorpe Clr Madlan	Approved	Improves the property. Makes efficient use of its site. Will have no negative impact on the wider landscape character of the area.
6	16/06/2017	17/01138/HNH/PL	Rear single storey extension and replacement of flat roof with pitched roof. Addition of two windows to the ground floor side elevation.	39 Avenue Road, St Neots, PE19 1UJ	Mr & Mrs Sam & Hayley Williams	30/06/2017	Clr Dunford Clr Madlan	Approved	Improves the property. Will have no negative impact on the wider landscape character of the area.
7	16/06/2017	17/00229/FUL	Change of use from vacant office (B1a) to massage therapy clinic (Sui Generis) and office (B1a) with no structural changes	24a Market Square, St Neots, PE19 2AF	Mrs Molliebang Wilkinson	07/07/2017	Clr Dunford Clr Madlan	Approved	Within a sustainable location. Will have no negative impact on the wider landscape character of the area.
8	19/06/2017	17/00822/HNH/PL	Replace wall with hoard fence - retrospective	51 Siphon Close, Eaton Socon, St Neots, PE19 8PD	Mrs Alison Williams	10/07/2017	Clr Usher Clr Dunford	Approved	Minimum impact on neighbours. Will have no negative impact on the wider landscape character of the area.
9	20/06/2017	17/01245/HNH/PL	Proposed extension over garage	45a Phillip Gardens, Emsbury, St Neots, PE19 2QJ	Mr Anderson	11/07/2017	Clr Thorpe Clr Usher	Approved	Improves the property. Makes efficient use of its site.
10	20/06/2017	17/01048/HNH/PL	Proposed single storey rear extension and part garage conversion	9 Martin Close, St Neots, PE19 1UH	Mr & Mrs Evans	04/07/2017	Clr Thorpe Clr Dunford	Approved	Improves the property. Makes efficient use of its site. Satisfactory proposal in terms of scale and pattern of development.

21	20/06/2017	17/001378/FUL	Erection of 3 detached single storey dwellings and one detached dwelling with rooms in the roof together with associated infrastructure and landscaping	691 Luke Street, Eynesbury, PE19 2TN	Mr Paul Ureall	11/07/2017	Clr Thorpe Clr Maslan	Approved	In keeping with locality. Makes efficient use of its site. Provides high quality, well designed family/starter homes.
22	22/06/2017	17/008401/H/FUL	Addition of single-storey garage	Plot 1 Land North West of 47 St Neots Road, Eaton Ford	AJB Homes & Utilities Ltd	11/07/2017	Clr Maslan Clr Dunford	Approved	Minimum impact on neighbours. Improves the Property. Makes efficient use of its site. Within a Sustainable Location.
23	20/06/2017	17/005391/H/FUL	Addition of single-storey garage	Plot 2 Land North West of 47 St Neots Road, Eaton Ford	Mr & Mrs Lines	11/07/2017	Clr Maslan Clr Dunford	Approved	Minimum impact on neighbours. Improves the Property. Makes efficient use of its site. Within a Sustainable Location.