

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD IN THE MOOT AT THE PRIORY CENTRE, ST NEOTS
ON THE 30th NOVEMBER 2017

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

Also present: Karen Pollecutt (Minutes) Maxine Wright (Electronic Presentations)

Public Participation

There were no members of the public present.

68. Apologies for Absence

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

69. Declarations of Interest

There were no declarations of interest.

70. Minutes

It was proposed by Cllr Dunford and seconded by Cllr Usher to accept the minutes of the planning meeting held on 16 November 2017 with the amendment that apologies received from Cllr Mrs Collins.

RESOLVED unanimously to accept the proposal

It was proposed by Cllr Dunford and seconded by Cllr Usher that the Town Clerk request an extension for planning application 1300388OUT Loves Farm Eastern Expansion Development to allow presentation to the Full Council in January 2017.

RESOLVED unanimously to accept the proposal

It was requested by the Chairman that the Town Clerk report to the committee the name of person contacted at Urban and Civic requesting their attendance at the Full Council meeting held on 28 November re Wintringham Park and the communication method used in order to give the Chairman a clear reason why they could not attend.

71. Schedule of Current Planning Applications

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

72. Huntingdonshire District Council Development Management Committee Update

This was noted by the committee.

The Chairman proposed that the Town Clerk make provision in the budget for 2018/2019 for a planning consultant to assist with upcoming large or contentious planning applications for presentation to the Full Council in January 2018. This was seconded by Cllr Dunford.

RESOLVED unanimously to accept the proposal

The meeting closed at 8.48pm



Chairman

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Schedule of Plans - 30th November 2017

PLAN NO.	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	PROPOSER/2ND	SNTC DECISION	NOTES
1	10/11/2017	17/02318/HHFUL	To erect a conservatory to the rear of the property	54 Buttercup Avenue Eynesbury St Neots PE19 2LE	Miss Burgoyne	01/12/2017	Clr J Dunford Clr A Usher	APPROVE	Minimum Impact on neighbours. Improves the property. Makes efficient use of its site.
2	10/11/2017	17/01283/HHFUL	Proposed new loft conversion and installation of balconies. Additional Information regarding parking.	38 River Terrace St Neots PE19 2BG	Mr & Mrs Bateman	30/11/2017	Clr K Wainwright Clr J Dunford	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.
3	13/11/2017	17/02317/FUL	Proposed Micro Hydro System	Land At And Including Rivermill Tavern School Lane Eaton Socon	Doug Barnes	04/12/2017	Clr K Wainwright Clr J Dunford	APPROVE	Minimum Impact on neighbours. Fits in with local street scene and will have no negative impact on the wider landscape character of the area.
4	13/11/2017	17/02290/HHFUL	Single Storey Front & Side Extensions, garage conversion and new boundary fence to side garden.	39 Mill Hill Road Eaton Ford St Neots PE19 7AG	Mr Simon Clarke	04/12/2017	Clr A Usher Clr K Wainwright	APPROVE	Improves the property. Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of its site. Within a sustainable location and will have no negative impact on the wider landscape character of the area.
5	13/11/2017	17/02314/HHFUL	Proposed Loft Conversion, inclusive of 2 no dormers and 2 no Velux roof lights.	7 Ream Close Eynesbury St Neots PE19 2HE	Mr Mark Tyler	04/12/2017	Clr J Dunford Clr A Usher	APPROVE	Improves the property. Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of its site. Within a sustainable location and will have no negative impact on the wider landscape character of the area.
6	14/11/2017	17/02151/HHFUL	Remove conifer hedge and erection of new boundary wall to match existing access.	116 St Neots Road Eaton Ford St Neots PE19 7AL	Mr Richard Payne	05/12/2017	Clr J Dunford Clr A Usher	APPROVE	Minimum Impact on neighbours. Improves the property and the proposal will enhance the character of the conservation area.
7	14/11/2017	17/01446/FUL	Conversion of a Former Chapel to 2x3 Bedroom Dwellings	20B High Street St Neots PE19 1JA	Rob Harrison	30/11/2017	Clr K Wainwright Clr J Dunford	REJECT	Adequacy of parking/loading/turning
8	16/11/2017	16/01788/FUL	Relocation of 2 stores and changing room and the erection of a single storey side extension, new access ramp and mower store	Eynesbury Bowls Club St Marys Street Eynesbury	Eynesbury Bowling Club	07/12/2017	Clr A Usher Clr J Dunford	APPROVE	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 and will have no negative impact on the wider landscape character of the area.

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9	17/11/2017	17/02085/HHFUL	Single story lean to extension to side elevation to enlarge kitchen area	50 Leys Road St Neots PE19 1ER	Mr David Oxbrough	08/12/2017	Clr A Usher Clr K Wainwright	APPROVE	Minimum impact on neighbours. 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. Within a sustainable location. Will have no negative impact on the wider landscape character of the area.
10	22/11/2017	17/01994/FUL	Conversion of existing office to 5 no. residential flats	13 Brook Street St Neots PE19 2BP	David Bridgens	13/12/2017	Clr K Wainwright Clr J Dunford	APPROVE	With the caveat that the character of the building is retained and the railings to the front are retained due to the history and connection of this building with our town. In keeping with locality. Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of its site and will have no negative impact on the wider landscape character of the area.
11	22/11/2017	17/01995/LBC	Conversion of existing office to 5 no. residential flats	13 Brook Street St Neots PE19 2BP	David Bridgens	13/12/2017			
12	23/11/2017	17/02161/HHFUL	Construction of wooden shed with felt roof, access through garden	20 St Marys Street Eynesbury St Neots PE19 2TA	Mr Steve Thompson	14/12/2017	Clr Mrs D Collins Clr K Wainwright	APPROVE	Satisfactory proposal in terms of scale and pattern of development
13	23/11/2017	17/02405/HHFUL	Proposed single storey extension to the side, raise height of existing flat roof over garage to match that of existing side extension, conversion of carport to additional garage and render finish to replace existing tile hanging on front elevation	3 Hardy Place Eaton Ford St Neots PE19 7LW	Mr & Mrs Pierce	14/12/2017	Clr A Usher Clr Mrs D Collins	APPROVE	Minimum impact on neighbours. Improves the property. Makes efficient use of its site. Within a sustainable location and will have no negative impact on the wider landscape character of the area.
14	21/12/2017	17/02356/HHFUL	Permission is sought to carry out further internal and external works to a Grade II listed property (including reinstatement of internal walls to the ground floor)	33 Church Street St Neots PE19 2BU	Mrs Harris	12/12/2017	Clr Mrs D Collins Clr K Wainwright	APPROVE	With the caveat of HDC providing the reason why, as a listed building, this was not submitted under an LBC application. Improves the property. Satisfactory proposal in terms of scale and pattern of development and the proposal will enhance the character of the conservation area.



Chairman