

**MINUTES OF THE MEETING OF
THE PLANNING COMMITTEE
HELD IN THE MOOT AT THE PRIORY CENTRE, ST NEOTS
ON THURSDAY 7 JULY 2011**

PRESENT: Cllr Bob Farrer
Cllr Graham Welton
Cllr David Ruck
Cllr Adrian Usher
Cllr Ian Gardener
Cllr Karl Wainwright

5 members of the public were also present.

15. ELECTION OF CHAIRMAN

Cllr Bob Farrer was elected Chairman of the Planning Committee.

16. ELECTION OF VICE CHAIRMAN

Cllr Ian Gardener was elected Vice Chairman of the Planning Committee.

17. APOLOGIES FOR ABSENCE

Apologies for absence were received from:

Cllr Robina Hooper – apologies, personal engagement

Cllr Andrea Ruck – Teaching course

18. DECLARATIONS OF INTEREST

Cllr Adrian Usher declared a personal and prejudicial interest in items, (14) ref: 1100659FUL, (15) ref: 1101060FUL, (16) ref: 1100698FUL.

Cllr Bob Farrer declared a personal interest in item (11) ref: 1100983FUL

19. MINUTES OF THE LAST MEETING

The Minutes of the meeting held on 22 June 2011 were APPROVED.

20. SCHEDULE OF PLANNING APPLICATIONS

The Committee considered the schedule of planning applications and discussed those issues identified by neighbours, Ward Councillors and the Town Clerk.

The schedule of recommendations to Huntingdonshire District Council is appended to these Minutes.

21. DEVELOPMENT MANAGEMENT PANEL AGENDA

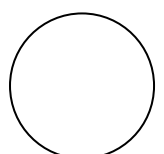
Next meeting to be confirmed.

22. REPORT OF THE CHAIRMAN

No notification of HDC Development Control Panel agenda.

Committee members were made aware of Tree Preservation Order for land at 7 Howitt Lanes, Eynesbury. Cllr Adrian User raised concerns .

The Chairman received the following notification from Huntingdonshire District Council:



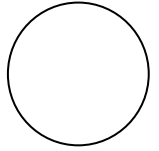
1. Tree Preservation Order Ref: L/TPO/308(2011), 7 Howitts Lane, Eynesbury, St Neots.
2. Letter of objection for item (12) ref: 1100944OUT, Land East of Crosshall Manor, Great North Road, Eaton Ford
3. Letter of objection for item (5) ref: 1100931FUL, 113 Great North Road, Eaton Socon, St Neots.

The meeting closed at 7.25pm

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CHAIRMAN
07.07.2011

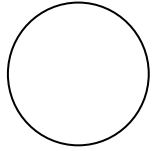
St Neots Town Council
Planning Applications to be Considered
By the Planning Committee on Thursday 7 July 2011

Plan No	Reference No (Date of Registration)	Development, Location and Applicant	Type of Application and Constraints	Town Council Recommendation
1	1100971FUL 15 June 2011	Proposed single storey extension 8 Shakespeare Road, Eaton Socon, St Neots, PE19 8HG Mr & Mrs P Ruffles	Planning FULL	Recommend APPROVAL Rear extension continuation of current building works.
2	1100977FUL 15 June 2011	Proposed 2 storey rear/side extension, erection of single garage and creation of off street parking following demolition of garage. 50 Shakespeare Road, Eaton Socon, St Neots, PE19 8HT Mr & Mrs K Ashcroft	Planning FULL	Recommend APPROVAL. Would enhance street scene
3	1100978FUL 15 June 2011	Proposed single rear/side/front extension and creation of off street parking following demolition of garage. 52 Shakespeare Road, Eaton Socon, St Neots, PE19 8HT Mr & Mrs Robertson	Planning FULL	Recommend APPROVAL Taken as one with Item (2) above as were the joining of 2 adjacent properties i.e. 50 & 52.



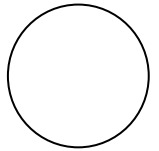
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Plan No	Reference No (Date of Registration)	Development, Location and Applicant	Type of Application and Constraints	Town Council Recommendation
4	1100973REM 15 June 2011	Erection of a dwelling and garage with associated works. 9 Radland Close, St Neots, PE19 6BQ Redrow Homes	Planning REM	Recommend APPROVAL Infill of part of Loves Farm development. No local issues.
5	1100931FUL 17 June 2011	Change of use of part of bungalow from residential to dental surgery – revised scheme 113 Great North Road, Eaton Socon, St Neots, PE19 8GT Mr Robert Rainhorn	Planning FULL	Recommend REFUSAL Concerns have been raised over issues of parking by a resident.
6	1100990LBC 17 June 2011	Removal of existing felt roof over cloakrooms to be replaced with a tiled roof in keeping with existing roof of building. Chequers Inn, St Marys Street, Eynesbury, PE19 2TA Mr David Taylor	Planning LBC	Recommend APPROVAL Taken as one with item (7). Will enhance side elevation of property and be in keeping with rest of listed building.



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Plan No	Reference No (Date of Registration)	Development, Location and Applicant	Type of Application and Constraints	Town Council Recommendation
7	1100989FUL 17 June 2011	Removal of existing felt roof over cloakrooms to be replaced with a tiled roof in keeping with existing roof. Chequers Inn, St Marys Street, Eynesbury, PE19 2TA Mr David Taylor	Planning FULL	Recommend APPROVAL Taken as one with item (6). Will enhance side elevation of property and be in keeping with rest of listed building.
8	1100314FUL 21 June 2011	Erection of front porch. 7 Flawn Way, Eynesbury, St Neots, PE19 2JT Mrs Susan Ottolangui	Planning FULL	Recommend APPROVAL Approval for need but felt design was over large and out of proportion to rest of house. Could be better with mono pitched roof and extended from door to left hand corner of house.
9	1101014FUL 21 June 2011	Alterations to existing fire exit and extension with additional fire escape to serve first floor. 166 Great North Road, Eaton Socon, St Neots, PE19 8EH The Worshipfull Society of Operative Freemasons	Planning FULL	Recommend APPROVAL No visual problems as all at rear. Listed building. Conservation area. No neighbour problems informed of at this time.



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Plan No	Reference No (Date of Registration)	Development, Location and Applicant	Type of Application and Constraints	Town Council Recommendation
10	1100952FUL 22 June 2011	Replacement single storey garden room to rear. 36 Brook Road, Eaton Ford, St Neots, PE19 7AX. Mr & Mrs Bromley	Planning FULL	Recommend APPROVAL No visual effect from road. Replaces existing room.
11	1100983FUL 23 June 2011	Extension and garage conversion 149a Crosshall Road, Eaton Ford, St Neots, PE19 7GB Mr P Jefferies	Planning FULL	Recommend APPROVAL Cllr Bob Farrer left room for this item. Cllr Ian Gardener took chair. Visually pleasing, fits in with current house and garage.
12	1100944OUT 27 June 2011	Proposed residential development 7 prestige homes and 4 affordable homes (outline) Land East of Crosshall Manor, Great North Road, Eaton Ford. Artisan UK Developments Ltd	Planning OUT	Recommend APPROVAL Outline application. Subject to, delete 4 no. social houses and replace with one.
13	1101050REM 27 June 2011	Erection of 4 homes together with garage and associate works. J1 Loves Farm, Cambridge Road, St Neots. Redrow Homes South Midlands	Planning REM	Recommend APPROVAL As part of the overall Loves Farm development Members saw no reason to turn this application down.

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Plan No	Reference No (Date of Registration)	Development, Location and Applicant	Type of Application and Constraints	Town Council Recommendation
14	1100659FUL 29 June 2011	Erection of three dwellings (2 cottages and 1 coach house) with parking, turning and landscaping. Land rear of 7 Eaton Ford Green, off Mill Hill Road, Eaton Ford.	Planning FULL	Recommend APPROVAL. Cllr Adrian Usher left the room. Taken together with item (16) as only amendments to schemes already put forward for comment.
15	1101060FUL 29 June 2011	Rear single storey sun lounge extension. 431 Great North Road, Eaton Ford, St Neots, PE19 7GH. Mr S Burgess	Planning FULL	Recommend APPROVAL No visual effect off road, in keeping with existing house.
16	1100698FUL 29 June 2011	Erection of 13 homes (houses, apartments and coach house) with associated works and landscaping. Land rear of 7 Eaton Ford Green, Off Mill Hill Road, Eaton Ford.	Planning FULL	Recommend APPROVAL. Cllr Adrian Usher left the room. Taken together with item (14) as only amendments to schemes already put forward for comment.

