

**MINUTES OF THE MEETING OF  
THE PLANNING COMMITTEE  
HELD IN THE MOOT AT THE PRIORY CENTRE, ST NEOTS  
ON THURSDAY 3 JUNE 2010**

PRESENT: Cllr Mrs D Collins  
Cllr A Cummings  
Cllr Mrs L Ottolangui  
Cllr D Terry

**9. APOLOGIES FOR ABSENCE**

Apologies of absence were received from Cllr Mrs J Bird (holiday), Cllr Mrs B Arnold (work commitments) and Cllr D Giles (holiday).

**10. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**11. MINUTES OF THE LAST MEETING**

The minutes of the meeting held on 19 May 2010 were **APPROVED**.

**12. 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.

**13. DEVELOPMENT MANAGEMENT PANEL AGENDA**

The next meeting will be on 14 June 2010.

**14. REPORT OF THE TOWN CLERK**

**(i) Tree Preservation Order Number Land Rear of 11 and 15 Luke Street, Eynesbury**

The Town Clerk has received correspondence from Huntingdonshire District Council confirming that the above order was confirmed by them on 18 May 2010.

**(ii) Planning Ref 1000437FUL – Erection of detached triple garage 98 Great North Road, Eaton Socon, St Neots Cambs PE19 8EJ**

Correspondence has been received from Huntingdonshire District Council that after due consideration, acting under delegated powers the Head of Planning has decided to grant permission to the above application.

**(iii) Street Naming and Numbering**

The Town Clerk has received notification from Huntingdonshire District Council that new industrial premises at Alpha Drive, Eaton Socon, St Neots are to be known as Cath Kidston Ltd 1A Alpha Drive & 1B Alpha Drive, Eaton Socon St Neots

**(iv) Planning Ref 1000363FUL Residential Development Land Rear of 11 Mountfort Close, Eynesbury St Neots**

Correspondence has been received from Huntingdonshire District Council informing that at its Development Management Panel meeting it was resolved to refuse this application. It was considered that the size and configuration of the site with its neighbour would result in a development that would appear cramped within the street scene.

**(v) Planning Ref 1000377FUL – Part single storey, part first floor and side extension 36 Nene Road, Eaton Ford, St Neots Cambs PE19 7JY**

The Town Clerk has received correspondence from Huntingdonshire District Council advising that after due consideration the Head of Planning acting under delegated powers has decided to approve this application.

**(vi) Bedford Development Framework – Draft Allocations and Designations Plan - Issues and Options Consultation May 2010**

Correspondence has been received from Bedford Borough Council informing that the Borough Council has prepared a draft Allocations and Designations Plan for consultation. The Consultation will commence on 13 July 2010. Copies of the draft and comments can be submitted on the Council's website.

**(vii) Planning Ref – 1000457FUL – 1<sup>st</sup> floor extension to dwelling 23 Lowry Road, Eaton Ford, St Neots Cambs**

The Town Clerk has received a letter of objection from a neighbouring resident regarding the above application.

**(viii) Planning Ref- 1000681FUL – Extensions and Alterations to 10 Bushmead Road, Eaton Socon St Neots**

The Town Clerk has received two objection letters from neighbouring residents regarding the above application.

**(ix) Local Development Framework – Strategic Housing Land Availability Assessment- Site Assessments for Gypsy and Traveller Sites**

The Town Clerk has received correspondence from Huntingdonshire District Council advising of the start of the consultation on the SHLAA update. The consultation period will run for six weeks from 28 May to 9 July 2010 inclusive. Two representatives from St Neots Town Council have been invited to a presentation on

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this issue which will take place on 9 June 2010 at 7.30pm at Pathfinder House, Huntingdon.

The Meeting finished at 7.02 pm.

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**CHAIRMAN**  
**03.06.10**

St Neots Town Council  
Planning Applications to be Considered  
By the Planning Committee on Thursday 3 June 2010

Plan No	Reference No (Date of Registration)	Development, Location and Applicant	Type of Application and Constraints	Town Council Recommendation
1.	1000686FUL 13.05.2010	Proposed 2 storey rear extension, re-roofing, re-cladding and conversion of existing garage, replacement of lobby, rendering of existing house and erection of new garage  13 Barford Road, Eynesbury. St Neots Cambs PE19 2SB  Applicant – Mr Hockley	Full Planning Application	<b>Recommend Refusal.</b>  Overdevelopment and an increasing change of street scene.
2.	1000457FUL 13.05.2010	1 <sup>st</sup> floor extension to dwelling  23 Lowry Road, Eaton Ford, St Neots Cambs PE19 7RR  Applicant – Mr and Mrs Pearson	Full Planning Application  GASP	<b>Recommend Refusal.</b>  Detrimental to neighbouring property, reduction of light and overbearing.

CA	Conservation Area	GASP	Gas Pipeline	OILP	Oil Pipeline	HAZSB	Hazardous Substance
LLF	Land liable to Flood	CLRD	Classified Road	PATH	Footpath/ROW		
CA ADJ	Adj Cons Area	LB1/2	Grade 1/2 Listed Building	TRRD	Trunk Road		
LB ADJ	Adj to Listed Building	TPO	Tree Preservation Order	AMON	Ancient Monument		

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Plan No	Reference No (Date of Registration)	Development, Location and Applicant	Type of Application and Constraints	Town Council Recommendation
3.	1000654FUL 14.05.2010	Proposed extension to the rear and external insulation to existing external walls with render finish  21 Howitts Lane, Eynesbury, St Neots Cambs PE19 2JA  Applicant – Mr D Gurr	Full Planning Application  CA ADJ, GASP	<b>Recommend Approval.</b>  Not detrimental to the street scene.
4.	1000681FUL 19.05.2010	Extensions, alterations and revised parking and access arrangements to provide additional residential accommodation  10 Bushmead Road, Eaton Socon, St Neots, Cambs PE19 8BP  Applicant – Brookdale Care Ltd	Full Planning Application  CLRD, GASP, TPO	<b>Recommend Refusal.</b>  Contained in the original planning application a condition was set that the outbuildings must not be used which this committee feels should be maintained to minimise on the street.
5.	1000659FUL 19.05.2010	Erection of orangery at rear of property  Isca, Washbank Road, Eynesbury, St Neots PE19 2TF  Applicant – Mr S Sutton	Full Planning Application  CA, LLF, GASP	<b>Recommend Approval.</b>  No impact as to the rear of the property.

CA	Conservation Area	Gas Pipeline	OILP	Oil Pipeline	HAZSB	Hazardous Substance
LLF	Land liable to Flood	Classified Road	PATH	Footpath/ROW		
CA ADJ	Adj Cons Area	Grade 1/2 Listed Building	TRRD	Trunk Road		
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Plan No	Reference No (Date of Registration)	Development, Location and Applicant	Type of Application and Constraints	Town Council Recommendation
6.	1000641FUL 24.05.2010	Proposed conservatory and erection of fence 87 St Neots Road, Eaton Ford, St Neots Cambridgeshire PE19 7AL Applicant – Mr and Mrs P Wright	Full Planning Application	<b>Recommend Approval.</b> No impact.

CA	Conservation Area	GASP	Gas Pipeline	OILP	Oil Pipeline	HAZSB	Hazardous Substance
LLF	Land liable to Flood	CLRD	Classified Road	PATH	Footpath/ROW		
CA ADJ	Adj Cons Area	LB1/2	Grade 1/2 Listed Building	TRRD	Trunk Road		
LB ADJ	Adj to Listed Building	TPO	Tree Preservation Order	AMON	Ancient Monument		