

8 May 2019



**Town Clerk & RFO**  
Mr E Reilly FCMI FILCM

Council Offices, the Priory, St Neots, Cambridgeshire, PE19 2BH  
Tel: 01480 388911 / Email: [enquiries@stneots-tc.gov.uk](mailto:enquiries@stneots-tc.gov.uk) / [www.stneots-tc.gov.uk](http://www.stneots-tc.gov.uk)

To: Cllr C Maslen (Chairman), Cllr G Thorpe (Deputy Chairman), Cllr D Terry, Cllr B Pitt, Cllr D Collins, Cllr R Slade, Cllr D Eyre and Cllr Hook

Copies: County, District & Town Councillors, Local Press, Town Council noticeboard and website

**NOTICE IS GIVEN OF THE PLANNING COMMITTEE MEETING** to be held in the **GUEST HALL** at the **PRIORY CENTRE, PRIORY LANE, ST NEOTS, PE19 2BH** on **TUESDAY 14 MAY 2019 at 6.15pm.**

**Members of the Committee are HEREBY SUMMONED to attend to consider the following business:**

### AGENDA

- 1. Apologies for Absence**  
To receive and accept Councillor's apologies for absence.
- 2. Declarations of Interest**  
To receive from Councillors declarations as to Disclosable Pecuniary Interests and/or Non Statutory Disclosable Pecuniary Interests along with the nature of those interests in relation to any agenda item.
- 3. Minutes**  
To approve the minutes of the meeting held on 30 April 2019 Attachment 1
- 4. Public Participation**  
There will be a 10 minute public participation during the meeting to allow any resident to address the Committee on any matter appearing on the agenda for this meeting.
- 5. Schedule of Current Planning Applications**  
To review current planning applications and make recommendation to Huntingdonshire District Council. Attachment 2
- 6. Street Naming**  
Land At 81 To 85 And 97 A B And C Huntingdon Street St Neots Attachment 3  
To provide a list of three proposed street names in order of preference for the above development.
- 7. Development Management Committee**  
The next DMC meeting is scheduled for 20 May 2019.

.....  
**Karen Pollecutt**  
**Deputy Town Clerk**

**THIS PAGE HAS  
BEEN LEFT  
INTENTIONALLY  
BLANK**

# Attachment 1

Minutes

**THIS PAGE HAS  
BEEN LEFT  
INTENTIONALLY  
BLANK**

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE**  
**HELD AT THE PRIORY CENTRE, ST NEOTS**  
**ON TUESDAY 30 APRIL 2019**

Present: Cllrs Maslen (Chairman), Thorpe (Deputy Chairman) Pitt, Terry and Eyre

Also present: Deputy Town Clerk and Senior Administrator

159. **Apologies for Absence**

Apologies were received from Cllr Collins with valid reason. Cllrs Hook and Slade were recorded as absent.

160. **Declarations of Interest**

There were no declarations of interest received.

161. **Minutes**

It was proposed and seconded to accept the minutes of the meeting held on 16 April 2019 as a true and accurate record of that meeting.

**RESOLVED to accept the proposal**

162. **Public Participation**

There were no members of the public present.

163. **Schedule of Current Planning Applications**

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

*Clerks Note: Cllr Eyre joined the meeting at 6.20pm and confirmed that he had no declarations of interest.*

164.. **Development Management Committee**

The agenda for the next scheduled DMC meeting for 20 May 2019 has not been published to date. The Chairman will forward any items relating to St Neots on receipt of the agenda.

Meeting closed at 6.33 pm

.....  
**Chairman**

## ST NEOTS TOWN COUNCIL PLANNING COMMITTEE

SCHEDULE OF PLANS 30 APRIL 2019								
PLAN NO	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	SNTC DECISION	NOTES
1	18/04/2019	19/00577/HHFUL	Rear extension to existing residential property	4 Burns Court Eaton Ford St Neots PE19 7RF	Mr And Mrs Barnett	12/05/2019	Approve	Improves the property. Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of its site.
2	18/04/2019	19/00500/HHFUL	Proposed rear extension to with first floor bedroom in roof space with dormer windows.	204 Crosshall Road Eaton Ford St Neots PE19 7GE	Mr And Mrs Gough	12/05/2019	Approve	Improves the property. Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of its site.
3	18/04/2019	19/00657/LBC	Reconfigure master bedroom en-suite and remove existing window and block up the opening and form a new window opening.	24 St Marys Street Eynesbury St Neots PE19 2TA	Mr And Mrs Lea	12/05/2019	Approve	In keeping with locality. Minimum impact on neighbours. Fits in with local street scene. The committee approve the application with the condition that the materials used are sympathetic and in keeping with the property.
4	18/04/2019	19/00738/FUL	Demolition of existing conservatory and construction of new single storey extension, minor internal alterations and extending of existing external patio area to include new covered canopy. Minor alterations to existing car park.	The Eaton Oak Great North Road Eaton Ford PE19 7DB	Charles Wells Pubs Ltd	12/05/2019	Approve	Minimum impact on neighbours. Makes efficient use of its site. Will have no negative impact on the wider landscape or character of the area. The committee approve the application with the condition that the materials used are sympathetic and in keeping with the property especially in relation to the areas of the development where there are existing historical/LB materials.

## ST NEOTS TOWN COUNCIL PLANNING COMMITTEE

SCHEDULE OF PLANS 30 APRIL 2019								
PLAN NO	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	SNTC DECISION	NOTES
5	18/04/2019	19/00739/LBC	Demolition of existing conservatory and construction of new single storey extension, minor internal alterations and extending of existing external patio area to include new covered canopy. Minor alterations to existing car park.	The Eaton Oak Great North Road Eaton Ford PE19 7DB	Charles Wells Pubs Ltd	12/05/2019	Approve	Minimum impact on neighbours. Makes efficient use of its site. Will have no negative impact on the wider landscape or character of the area. The committee approve the application with the condition that the materials used are sympathetic and in keeping with the property especially in relation to the areas of the development where there are existing historical/LB materials.
6	24/04/2019	19/00768/HHFUL	Demolish existing single storey extension and erect a single and two storey extension to the rear with a dormers in the roof space.	6 Crosshall Road Eaton Ford St Neots PE19 7AB	Mr Matthews	16/05/2019	Approve	Improves the property. Within a sustainable location.

**THIS PAGE HAS  
BEEN LEFT  
INTENTIONALLY  
BLANK**



# Attachment 2

## Schedule of Current Planning Applications

**THIS PAGE HAS  
BEEN LEFT  
INTENTIONALLY  
BLANK**

## ST NEOTS TOWN COUNCIL PLANNING COMMITTEE

SCHEDULE OF PLANS 14 MAY 2019								
PLAN NO	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	SNTC DECISION	NOTES
1	25/04/2019	19/00764/FUL	Replace a collapsed retaining wall about 3m high with a stronger retaining wall. Also demolish the remainder of the damaged and propped wall (scaffold protected for public safety) with a stronger retaining wall.	The White House and 11 to 26 Linclare Place, Eaton Ford	Mr D Downing	17/05/2019		
2	25/04/2019	19/00765/LBC	Replace a collapsed retaining wall about 3m high with a stronger retaining wall. Also demolish the remainder of the damaged and propped wall (scaffold protected for public safety) with a stronger retaining wall.	The White House and 11 to 26 Linclare Place, Eaton Ford	Mr D Downing	17/05/2019		
3	29/04/2019	19/00745/HHFUL	Demolish existing conservatory and replace with single storey lean-to rear extension.	1 Edward Road, Eynesbury, St Neots, PE19 2QF	Mrs Lucy Hurley	21/05/2019		
4	01/05/2019	19/00703/REM	Erection of one dwelling (appearance, landscaping and scale)	Land at 4 Barford Road, Eynesbury	Annafield Homes Ltd	23/05/2019		
5	02/05/2019	19/00773/HHFUL	Ground floor kitchen/dining room extension.	10 St Neots Road, Eaton Ford, St Neots, PE19 7BD	Mrs Beverley Sales Jones	24/05/2019		
6	02/05/2019	19/00709/HHFUL	Rear ground floor extension, garage extension, new first floor extension, new roof and rooms in roof space.	2 Saviles Close, Eaton Ford, St Neots, PE19 7GD	Mr S Milton	24/05/2019		
7	03/05/2019	19/00816/HHFUL	Single storey rear extension.	1 Barley Road, Eaton Socon, St Neots, PE19 8HB	Mr And Mrs Roskams	25/05/2019		
8	03/05/2019	19/00815/HHFUL	Single storey rear extension.	22 Lammas Way, St Neots, PE19 1EU	Mr And Mrs J Billington	25/05/2019		
9	07/05/2019	19/00916/TREE	Three Sycamore Trees - Fell to ground level and replant with three trees, yet to be decided. Why: The trees are very high and unmanageable; overhanging the public highway; overhanging other private property; we feel there is a risk to our property.	The Sycamores, 2A Laurels Close, Eynesbury, St Neots, PE19 2HZ	Mr John Burrows	29/05/2019		
10	08/05/2019	19/00848/HHFUL	Two storey side extension for domestic use.	75 Ridgeway, Eynesbury, St Neots, PE19 2QZ	Mr & Mrs Aird	30/05/2019		

## ST NEOTS TOWN COUNCIL PLANNING COMMITTEE

SCHEDULE OF PLANS 14 MAY 2019								
PLAN NO	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	SNTC DECISION	NOTES
11	08/05/2019	19/00384/REM	<p>Application for approval of reserved matters (Appearance, Landscaping, Layout and Scale) following outline approval reference 1300389OUT for 41 residential units with associated landscaping, public realm, car parking, and associated infrastructure works.</p> <p>The District Council has received further information in connection with the planning application that has been made for the development of the site. This information provides for: 1</p>	Land At Junction Of Dramsell Rise And Cambridge Road St Neots	London And Quadrant Housing Trust	<b>22/05/2019</b>		

**THIS PAGE HAS  
BEEN LEFT  
INTENTIONALLY  
BLANK**

# Attachment 3

## Street Naming

**From:** Street Naming

**Sent:** 16 April 2019 10:15

**To:** 'ed.reilly@stneots-tc.gov.uk' <ed.reilly@stneots-tc.gov.uk>

**Subject:** Our Reference: SNN7202 - Land At 81 To 85 And 97 A B And C Huntingdon Street St Neots

Good Morning Mr. Reilly,

Please find attached a site layout plan for a development at Land At 81 To 85 And 97 A B And C Huntingdon Street St Neots.

Could you please provide a list of three proposed street names in order of preference for the above development.

I look forward to hearing from you at your earliest convenience.

Regards

**Sharon Bish**

Address Management Officer

3C Shared Services



Telephone: 01480 388153

Email: [StreetNaming@huntingdonshire.gov.uk](mailto:StreetNaming@huntingdonshire.gov.uk)

3C Shared Services is a strategic partnership between Cambridge City Council, Huntingdonshire District Council and South Cambridgeshire District Council

- Notes:
- Do not scale from this drawing, work to figured dimensions only.
  - All information is to be checked on site for accuracy and fit.
  - Report any discrepancies and omissions to RMA Architects.

H&S Notes - "ERIC" (Eliminate, Reduce, Isolate, Control)

- Where RMA services on a project do not include for site inspections and works surveys, RMA do not warrant that 'as built' issue drawings are a complete and accurate record of what has been constructed.
- Unless notified specifically by the responsible party, changes made on site to RMA design information has not been incorporated in this drawing.

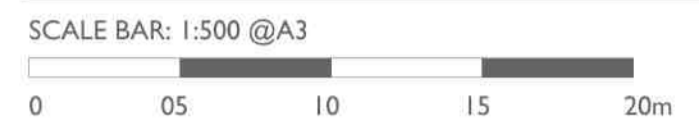


Diagram Key

Rev	Date	Description	By	Chkd
H	25.08.17	Developed design	TK	CT
G	23.08.17	Developed design	TK	LM
F	21.06.17	Developed design	TK	CT
E	16.06.17	Developed design	TK	CT
D	09.06.17	Developed design	TK	CT
C	02.06.17	Developed design	TK	CT
B	10.05.17	Developed design	TK	CT
A	05.05.17	Developed design	TK	CT
-	17.01.17	First issued	CT	CT



RMA Architects  
3 Ella Mews  
Cressy Road  
London  
NW3 2NH  
t 020 7284 1414  
www.rmaarchitects.co.uk  
© RMA

Key Plan

Project  
**81-85/97  
Huntingdon Road,  
St Neot's**

Client  
**NFC Homes**

Scale	Date	By	Checked
1:500	Jan 2017	CT	CT

Drawing Title  
**Ground Floor  
Site Plan**

Drawing Status	Drawing No	Revision
<b>PLANNING</b>	<b>1779_0100</b>	<b>H</b>

