

29 May 2019



Town Clerk & RFO
Mr E Reilly FCMI FILCM

Council Offices, the Priory, St Neots, Cambridgeshire, PE19 2BH
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To: Cllr Maslen (Chairman), Thorpe (Deputy Chairman), Terry, Pitt, Collins, Slade and Eyre

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

NOTICE IS GIVEN OF THE PLANNING COMMITTEE MEETING to be held at the **PRIORY CENTRE, PRIORY LANE, ST NEOTS, PE19 2BH** on **TUESDAY 4 JUNE 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 14 May 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. Development Management Committee

To receive an update from the Chairman on the DMC meeting held on 20 May 2019.

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E Reilly
Town Clerk

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD AT THE PRIORY CENTRE, ST NEOTS
ON TUESDAY 14th MAY 2019

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

Also present: Town Clerk & Deputy Town Clerk

165. **Apologies for Absence**

Apologies were received from Cllr Collins with valid reason.

166. **Declarations of Interest**

There were no declarations of interest received.

167. **Minutes**

It was proposed and seconded to accept the minutes of the meeting held on 30th April 2019 as a true and accurate record of that meeting.

RESOLVED to accept the proposal

168. **Public Participation**

There were no members of the public present.

169. **Schedule of Current Planning Applications**

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

170. **Street Naming Land 81 to 85 and 87 A, B, and C, Huntingdon Road, St Neots**

It was proposed to submit three proposed names for the development, with the first choice being "Alex Guy Way/Court/Street"

RESOLVED to accept the proposal

171. **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 7:10 pm

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Chairman

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	Approved	Minimum impact on neighbours. Improves the property The proposal will enhance the character of the conservation area
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	Approved	Minimum impact on neighbours. Improves the property The proposal will enhance the character of the conservation area
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	Approved	In keeping with locality Minimum impact on neighbours Improves the property
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	Approved	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 Makes efficient use of its site
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	Approved	Minimum impact on neighbours Improves the property Makes efficient use of its site
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	Approved	Minimum impact on neighbours Improves the property Makes efficient use of its site
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	Approved	Satisfactory proposal in terms of scale and pattern of development Makes efficient use of its site Within a sustainable location

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
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	Approved	Minimum impact on neighbours Improves the property Satisfactory proposal in terms of scale and pattern of development
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	Refused	Committee felt strongly that the tree is pruned to reduce size rather than felling completely.
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	Approved	Improves the property Makes efficient use of its site
11	08/05/2019	19/00384/REM	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. 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	Land At Junction Of Dramsell Rise And Cambridge Road St Neots	London And Quadrant Housing Trust	22/05/2019	Approved	We consider that the proposal would assimilate itself to the existing part of the town Provides high quality well designed family/starter homes

ST NEOTS TOWN COUNCIL PLANNING COMMITTEE

SCHEDULE OF PLANS - 4 JUNE 2019

PLAN NO	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	SNTC DECISION	NOTES
1	09/05/2019	19/00842/HHFUL	Installation of a freestanding carport to provide cover for vehicles.	8 Barnard Close Eynesbury St Neots PE19 2UP	Mr Jonathan Smith	5 June 2019		
2	09/05/2019	19/00482/FUL	Change of use of amenity land to residential garden land with the erection of a fence along its boundary.	410 Great North Road Eaton Ford St Neots PE19 7RS	Mr Matthew Cartwright	5 June 2019		
3	13/05/2019	18/01911/S73	Variation to condition 2 to application 17/00020/HHFUL for the amendments to plans	9 Saviles Close Eaton Ford St Neots PE19 7GD	Mr & Mrs Gian Rai	5 June 2019		
4	14/05/2019	19/00768/HHFUL	Demolish existing single storey extension and erect a single and two storey extension to the rear with dormers in the roof space.	6 Crosshall Road Eaton Ford St Neots PE19 7AB	Mr Matthews	5 June 2019		
5	17/05/2019	19/00939/HHFUL	Single storey rear extension and side canopy	34 Caldecote Road Eynesbury St Neots PE19 2UH	Mr S Moore	8th June 2019		
6	22/05/2019	19/00906/FUL	Erection of a detached dwelling	Land At Castle Hills House School Lane Eaton Socon	Mr M Hicks	13th June 2019		
7	22/05/2019	19/00869/HHFUL	Proposed ground floor rear extension	3 Harland Road St Neots PE19 1HB	Mr & Mrs Goodwin	13th June 2019		