

28 August 2019



Town Clerk
Mr E Reilly C Mgr FCMI FSLCC

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

To: Cllr Maslen (Chair), Pitt (Deputy Chair), Terry, Thorpe (Mayor), Christine Green (Deputy Mayor) Collins, Cooper-Marsh 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 3 SEPTEMBER 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 13TH August 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. Potton Road, St Neots: Access & Highway Proposals

Cambridge Planning – Strutt & Parker: 16/01507/OUT Attachment 3

7. Development Management Committee

Update from the Chairman

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Ed Reilly
TOWN CLERK

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD AT THE PRIORY CENTRE, ST NEOTS
ON TUESDAY 13 AUGUST 2019

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

Also present: Town Clerk and Senior Administration Assistant

206. Apologies for Absence

Apologies were received from Cllr, Thorpe, Collins and Cooper-Marsh with valid reason.

207. Declarations of Interest

There were no declarations of interest received.

208. Minutes

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

RESOLVED to accept the proposal

209. Public Participation

There were no members of the public present.

210. Schedule of Current Planning Applications

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

211. Street Naming & Numbering Notifications

SNN Ref: SNN7217: Allocation of addressing to 8 new flats at 40 Huntingdon Street, St Neots

This was noted by the committee.

212. Development Management Committee

The Chairman advised that he would speak on behalf of St Neots Town Council at the DMC meeting scheduled for Monday 19th August 2019.

DMC Agenda items: 3a - 18/02448/REM & 3b -19/00829/S73.

There being no further business the meeting was closed.

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Chairman

SCHEDULE OF PLANS - 13 AUGUST 2019

PLAN NO	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	SNTC DECISION	NOTES
1	24/07/2019	19/01448/HHFUL	Proposed single storey extension to the rear.	25 Middle Ground St Neots PE19 6BE	Mr Sutton	14/08/2019	Approve	Minimum impact on neighbours. Makes efficient use of its site.
2	24/07/2019	19/01420/FUL	Installation of a pair of service/delivery doors in place of existing windows to ground floor of Unit 5	3 - 5 Chester Road Colmworth Business Park Eaton Socon St Neots PE19 8YT	Mr Ste Greenall	14/08/2019	Approve	In keeping with locality. Fits in with local street scene. Makes efficient use of its site.
3	26/07/2019	19/01441/HHFUL	Single storey side and rear extension, garage conversion, rendering and skylights to the existing roof.	11 Willow Close Eynesbury St Neots PE19 2JD	Mr Barry Iddles	16/08/2019	Approve	Minimum impact on neighbours. Fits in with local street scene. Makes efficient use of its site.
4	26/07/2019	19/00688/HHFUL	Construction of a detached timber garden room at the bottom of garden.	59 Cambridge Street St Neots PE19 1PH	Mr Tony Brailey	16/08/2019	Approve	In keeping with locality. Improves the property. Satisfactory proposal in terms of scale and pattern of development.
5	26/07/2019	19/01250/HHFUL	Construction of new single storey front, side and rear extensions following the demolition of the existing conservatory sited at the rear of the existing property	49 Burwell Road Eaton Ford St Neots PE19 7QQ	Mr & Mrs Mc Grath	16/08/2019	Approve	Improves the property. Satisfactory proposal in terms of scale and pattern of development. Will have no negative impact on the wider landscape or character of the area.
6	26/07/2019	19/01437/HHFUL	Rear single storey extension	3 Castle Hill Close Eaton Socon St Neots PE19 8HW	Executors Of Kenneth Birkinshaw And Keith Birkinshaw	16/08/2019	Approve	Improves the property. Makes efficient use of its site.
7	26/07/2019	19/01447/HHFUL	Proposed part ground floor, part two storey front, side and rear extension.	275 Great North Road Eaton Socon St Neots PE19 7EX	Mr Kapoor	16/08/2019	Approve	Improves the property. Fits in with local street scene. We consider that the proposal would assimilate itself to the existing part of the town.
8	26/07/2019	19/01492/HHFUL	Proposed first floor extension	4 Ockendon Close Eaton Socon St Neots PE19 8DE	Mr & Mrs Clive Eaton	16/08/2019	Approve	In keeping with locality. Improves the property. Fits in with local street scene.

ST NEOTS TOWN COUNCIL PLANNING COMMITTEE

PLAN NO	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	SNTC DECISION	NOTES
9	26/07/2019	19/01325/HHFUL	Proposed new 6ft fence.	110 Springbrook Eynesbury St Neots PE19 2EB	Mr J Dragun	16/08/2019	Approve	Improves the property. Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of its site.

SCHEDULE OF PLANS - 3 SEPTEMBER 2019

PLAN NO	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	SNTC DECISION	NOTES
1	31/07/2019	19/01494/HHFUL	Single storey extension to north side for utility area and granny annexe. Extend drop kerb width towards south 1.8m	119 Huntingdon Street St Neots PE19 1DU	Mr J Emanuel	04/09/2019		
2	01/08/2019	19/01515/HHFUL	Proposed single storey extension to the front.	10 Edinburgh Drive Eaton Socon St Neots PE19 8PP	Mr & Mrs Donnelly	04/09/2019		
3	01/08/2019	19/01498/FUL	Replacement of existing illuminated fascia, projecting and ATM signage, works to include the preparation and decoration of existing shopfront.	5 Market Square St Neots PE19 2AR	Nationwide Building Society	04/09/2019		
4	01/08/2019	19/01500/LBC	Prepare and decorate existing shopfront and fix new illuminated fascia, projecting and ATM signage, all to replace existing. Works to include general decoration of existing shopfront.	5 Market Square St Neots PE19 2AR	Nationwide Building Society	04/09/2019		
5	05/08/2019	19/01544/HHFUL	Proposed conversion of flat roof to pitched roof over existing ground floor.	3 Kym Road Eaton Ford St Neots PE19 7JT	Mr & Mrs Ken Edwards	04/09/2019		
6	05/08/2019	19/01150/HHFUL	Single storey rear extension Revised plans received 01.08.2019	168A Great North Road Eaton Socon St Neots PE19 8EH	Mr Anderson	04/09/2019		
7	05/08/2019	19/01151/LBC	Single storey rear extension Revised plans received 01.08.2019	168A Great North Road Eaton Socon St Neots PE19 8EH	Mr Anderson	04/09/2019		
8	09/08/2019	19/01131/FUL	12sq metre timber cabin housing a dog grooming salon (retrospective)	33 Arnhem Close Eaton Ford St Neots PE19 7JN	Mrs J Roberts	04/09/2019		
9	09/08/2019	19/01387/HHFUL	Single storey rear side and front extensions plus two storey side and front extensions	6 Wilkinson Close Eaton Socon St Neots PE19 8HJ	Mr And Mrs Jestin	04/09/2019		

Planning application documents and comments can be viewed by visiting Huntingdonshire District Council's Public Access Planning Portal.

<https://publicaccess.huntingdonshire.gov.uk/online-applications/>

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PLAN NO	RECEIVED	REFERENCE	DEVELOPMENT DESCRIPTION	LOCATION	APPLICANT	RESPONSE DUE	SNTC DECISION	NOTES
10	13/08/2019	19/01219/HHFUL	Propose two storey rear extension Revised plans received reducing the depth of the two storey extension by 300mm to accommodate the 45 degree rule.	9 Duchess Close Eaton Socon St Neots PE19 8DQ	Mr And Mrs Pope	27/08/2019 application received 13/08/2019		
11	13/08/2019	19/01564/LBC	Installation of replacement illuminated and non illuminated signs to the exterior of the building	The Coach House 18 High Street St Neots PE19 1JA	Mr Millar (Greene King Pub Co)	04/09/2019		
12	13/08/2019	19/01563/ADV	Installation of replacement illuminated and non illuminated signs to the exterior of the building.	The Coach House 18 High Street St Neots PE19 1JA	Mr Millar (Greene King Pub Co)	04/09/2019		
13	13/08/2019	18/02561/HHFUL	Replacement of existing detached outbuilding with the erection of a detached single storey ancillary annex. HDc received further information: 1 - Accurate existing plans received. 2 - Tree information received.	29A Church Street St Neots PE19 2BU	Mr A Davis	27/08/2019 application received 13/08/2019		
14	15/08/2019	19/01554/HHFUL	Erection of a log cabin	20 Tern Way St Neots PE19 1TQ	Mr Michael Fiore	06/09/2019		
15	16/08/2019	19/01571/HHFUL	Single storey rear and front extension incorporating a porch. Existing flat roof to become pitched with rear domer.	6 Mountfort Close Eynesbury St Neots PE19 2NQ	Mrs Vicki Hubbard	07/09/2019		
16	22/08/2019	19/01607/HHFUL	Proposed single storey extension to the side / rear.	11 Chaucer Place Eaton Ford St Neots PE19 7LN	Mrs Morizzo	13/09/2019		
17	22/08/2019	19/01630/LBC	Repair works.	Burnside 8 Market Square St Neots PE19 2AW	BUPA	13/09/2019		
18	27/08/2019	19/01634/FUL	Erection of a new Booster Station.	St Neots Reservoir Priory Hill St Neots	Miss V Hurrell (Anglian Water)	17/09/2019		

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I write further to a conversation with your colleague and in relation to planning application reference 16/01507/OUT, which is for a residential development of up to 79 dwellings and associated open space with all matters reserved except access, at Potton Road, Eynesbury.

I understand that the planning application was considered at St Neots Town Council on 30th July 2019, and it was decided that application should be recommended to Huntingdonshire District Council refused on the basis of highway safety and a lack of pedestrian access.

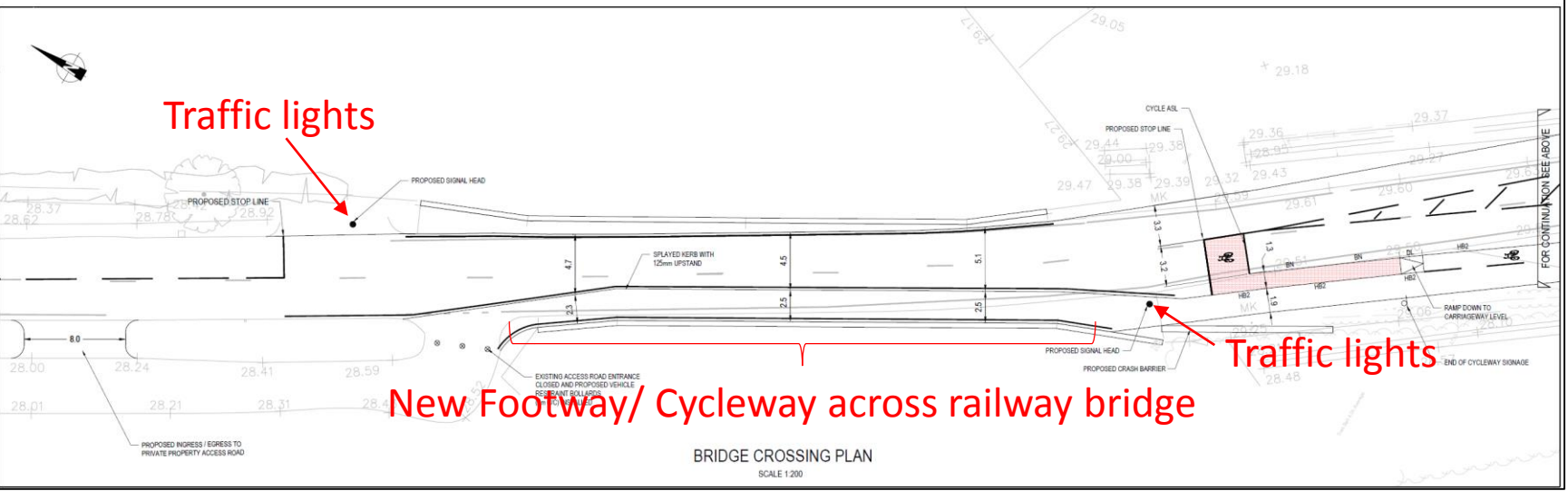
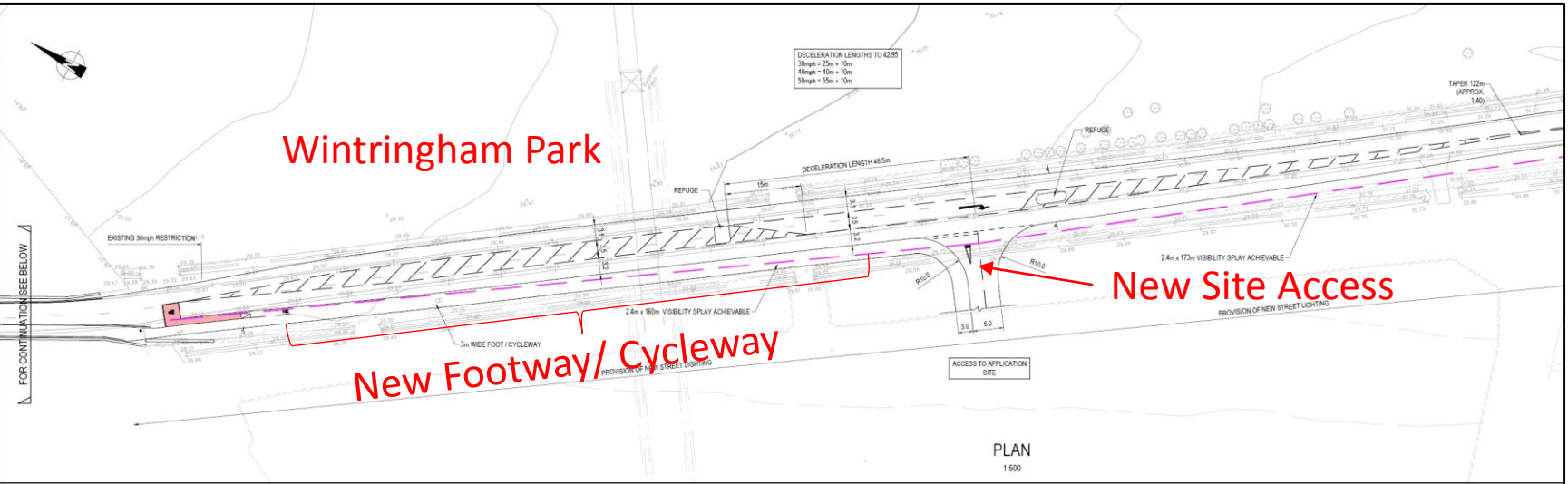
I wanted to bring to your attention that we have been engaging with Cambridgeshire County Council's highways team for the past 18 months to provide a high quality safe pedestrian route from the site to the town – this has gone through a Cambridgeshire County Council Road Safety Audit, which has confirmed that the proposals are safe. The proposals also build in new traffic signals, which will have the added benefit of slowing traffic down as it enters the town, while not creating any queuing or congestion. I have attached a summary of the access and highway proposals for your information and consideration.

I understand from your colleague that this information will be presented to the Town Council's Planning Committee on 3rd September 2019. If you or any Members have any questions or would like clarity on any of the attached, please feel free to contact me and I would be happy to discuss.

Kind regards

Cambridge Planning
Strutt & Parker
66-68 Hills Road
Cambridge, CB2 1LA





The proposals now come forward with an agreed set of access and highway improvements.

In addition to an access into the site, the scheme will also deliver a 3 metre shared footway/cycleway along Potton Road and a 2.5 metre footway across the Potton Road railway bridge. These changes and investments will therefore provide pedestrian and cyclist connectivity from the site (and in the longer term Wintringham Park) to wider St Neots.

To deliver the footway across the bridge, it is necessary to install traffic lights to control vehicle flow across the bridge. The traffic lights have been modelled and will not cause congestion or queuing and this proposal will also have the benefit of serving to slow traffic as it enters and leaves St Neots.

The proposals have been discussed at length with Cambridgeshire County Council (CCC) and have been through a CCC Road Safety Audit to confirm that the proposals are safe.