

Planning Committee

Present: **Committee Members**
Cllrs Slade (Chairperson) Cooper-Marsh, Dunford, Hitchin, and Terry

Absent: Cllrs Maslen

In Attendance: Town Clerk, Senior Admin Assistant

Minutes of the meeting of the **Planning committee** held on **Tuesday 14th January 2025** at **6.15pm** in the Eatons Community Centre, 18 The Maltings, Eaton Socon, St Neots, PE19 8ES.

093 Apologies for Absence

Apologies were received from Cllr Maslen.

094 Declarations of Interest

There were none.

095 Minutes

RESOLVED to approve the minutes of the Planning Committee meeting held on 17th December 2024 as a true and accurate record subject to amending 'revision' to 'provision' and removing the first sentence in the Council's comments to application 23/00727/OUT.

Admin

096 Public Participation

There was one member of the public present who addressed the Council on the following applications;

24/02214/FUL- 17 - 19 Market Square St Neots PE19 2B

New shopfront, signage, air conditioning condenser units and extract ducts

The building to which the signage application relates is in a conservation area and is a key location on the High Street and opposite the Market Square. The application is for a full width sign across the building with aluminium backing. The current signage on the building is made up of individual lettering attached directly to the brickwork. The resident suggested that a more subtle solution would be to apply Greggs signage in a similar way. As part of the conservation area, it is important to protect the High Street and help reverse harmful signage incrementally by addressing when applications come through.

23/00652/REM and 24/80112/COND - Wintringham Park Cambridge Road St Neots

The resident spoke on behalf of St Neots Flood Action Group on the impact water runoff from the development will have on the Henbrook, increase flood risk for the town.

Attenuation ponds will be installed as part of the development; however, these do not become effective until all the buildings and sewage systems are completed. During the build stage large areas of land will be stripped to clay with no drainage, leading to run off of water. The Council should ask for

temporary gripes to be included to catch surface run-off which otherwise increase water levels in The Henbrook. The gripes are a small ditch along the contour line that would help divert water.

097 Schedule of Current Planning Applications

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

098 East West Rail Scoping Report Consultation

Members received and considered information from the Planning Inspectorate regarding the East West Rail (EWR) Scoping Report Consultation. It was noted that there was a short response time on the consultation and that it was specific to environmental matters and the scope of detail or matters consultees want to see covered in an Environmental Statement EWR must produce.

Members highlighted that discontinuous electrification is a concern because it will not be applicable to freight trains. Freight trains are diesel and will be emitting fuel. This will clearly have an impact on the environment. Members felt more specific information on the carbon impact of freight trains without electrification of the line should be feedback to the consultation.

099 Development Management Committee

The next meeting of the DMC will be Monday 20th January 2025. There are two items related to St Neots on the agenda.

24/01980/S73 variation of condition 21 (Opening Hours) The Rowley Arts Centre.

23/01507/FUL erection of a Solar Photovoltaic Farm at Abbotsley.

100 Date of Next Meeting

Members noted that the date of the next Planning Committee meeting would be 28th January 2024.

Committee Chair

Schedule of Planning Applications –14th January 2025

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	24/02417/LBC	Mr Mark Taylor 1 Eaton Ford Green Eaton Ford St Neots Full lime mortar repoint and brick restoration to rear of property	SUPPORT	Improves the Property.
The following application/s are in a conservation area				
S2	24/02373/TREE	Mr Robert Lane St Neots Neurological Centre Howitts Lane Proposal: T1 - Beech - Crown Thin by 20%	SUPPORT	No comments.
S3	24/02228/FUL	HW Unique Developments Ltd Land At 516 Great North Road Eaton Ford Erection of two-bedroom barn-style property & associated works	SUPPORT JD abstained	Satisfactory proposal in terms of scale and pattern of development.
S4	24/02214/FUL	Mrs Sara Humphries - Greggs plc 17 - 19 Market Square St Neots PE19 2BQ New shopfront, signage, air conditioning condenser units and extract ducts	SUPPORT	The Town Council supports the application with the condition that any new signage design retains the existing exposed brickwork and features relief lettering in style. The proposal involves alterations to a building that contributes to the character and appearance of the conservation area.
S5	23/00727/OUT	Mr Joel Xavier 37 New Street St Neots PE19 1AJ Construction of an additional storey, improvements to the fenestration and insulation and the creation of 3 further flats, bringing the total to 5. Amendment to the description for the proposal and new build dwelling removed from application.	SUPPORT	The Town Council support the application with the condition imposed to prevent any additional storey/s being added on the rear projecting single storey element of the building. Within a sustainable location.
S6	24/02323/HHFUL	Mr & Mrs Jason Dixon 4 Furrowfields St Neots PE19 6GU Loft conversion with dormer and rooflight	SUPPORT	Efficient use of site. Improves the property.
S7	24/02141/HHFUL	Mr & Mrs Kitcher 5 Milton Avenue Eaton Ford St Neots Erection of front and rear ground floor extension to dwelling.	SUPPORT DC abstained	Assimilates itself into existing part of the town.

Schedule of Planning Applications –14th January 2025

No.	Reference	Development	SNTC Decision	Notes
S8	24/02322/HHFUL	Rémi Mesnildrey 19 Belland Hill St Neots PE19 6AJ Erection of rear extension, internal alterations and associated works	SUPPORT	Minimum impact on neighbours.
S9	23/00652/REM	Urban and Civic on behalf of Wintringham Partnership LLP Wintringham Park Cambridge Road St Neots Application for Reserved Matters Approval relating to 17/02308/OUT for grey, green and blue infrastructure to include: the construction of extensions to the Western and Eastern Primary Routes, the creation of attenuation ponds, hard and soft landscaping, the creation and upgrade of footways and cycleways, the installation of a pumping station and rising main, and all ancillary works, associated infrastructure and engineering works. Includes works outside of the defined Key Phase 1 boundary.	SUPPORT	<p>The Town Council support the application but make the following comments;</p> <p>That the developers include temporary gripes as part of managing and water run-off from the site into Henbrook until the attenuation ponds are effective.</p> <p>That consideration is given to the British Horse Society concerns over suitability of materials used as part of bridleways.</p> <p>That developers are encouraged to engage with the Town Council when design codes for developments of this size come forward.</p>
S10	24/80112/COND	Urban& Civic plc and Wintringham Partners LLP Wintringham Park Cambridge Road St Neots Details pursuant to Condition 8 attached to planning permission 17/02308/OUT for Tier 2 approval of Key Phase 2 framework comprising Boundary Plan, Design Code, Regulatory Plan, Foul and Surface Water Management Strategy and Ecological Management Plan, together with supporting information.	SUPPORT	<p>The Town Council support the application but make the following comments;</p> <p>That the developers include temporary gripes as part of managing and water run-off from the site into Henbrook until the attenuation ponds are effective.</p> <p>That consideration is given to the British Horse Society concerns over suitability of materials used as part of bridleways.</p> <p>That developers are encouraged to engage with the Town Council when design codes for developments of this size come forward.</p>
S11	24/02359/S73	Mr Adrian Albone 2 Potton Road Eynesbury St Neots Variation of conditions 2 (Approved Plans), 3 (Materials)	SUPPORT	Satisfactory proposal in terms of scale and pattern of development.

Schedule of Planning Applications –14th January 2025

No.	Reference	Development	SNTC Decision	Notes
		and 10 (Highway Improvement Works) of 24/00218/FUL. To regularise the minor amendments to the approved house design		
S12	24/01539/REM	GPS Estates Ltd Land Adjacent and Including 2 Cromwell Road Eynesbury Reserved Matters Application relating to the details of the appearance, landscaping, layout and scale of 20/00896/OUT for no. 83 dwellings.	SUPPORT	Members support the application with the condition that additional visitor parking bays be further considered. The Council feel that there are insufficient visitor bays for demand that homes will give. The Council would like to see the lack of visitor parking addressed.
S13	24/02395/S73	Mr Kyle Crush North East Of 157 Duck Lane St Neots Variation of Condition 2 (Plans) to 21/02494/FUL to accommodate the comments made by Anglian Water	NOTED	
S14	24/02106/HHFUL	Mr Ashley Coe 9 Blackwood Road Eaton Socon St Neots Erection of two storey rear extension to dwelling.	SUPPORT	Efficient use of the site.
S15	24/02303/HHFUL	Ms Lynette Knott 21A Green End Road St Neots PE19 1SE Proposed single storey rear extension with internal alterations	SUPPORT	Satisfactory scale and pattern of development.

Chairperson