

Planning Committee

Present: **Committee Members**
Cllrs Slade (Chairperson), Collins, Hitchin, Maslen and Pitt

Absent: Cllrs Cooper-Marsh, Dunford and Terry

In Attendance: Town Clerk, Senior Admin Assistant

Minutes of the meeting of the **Planning committee** held on **Tuesday 3rd December 2024** at **6.15pm** in the Eatons Community Centre, 18 The Maltings, Eaton Socon, St Neots, PE19 8ES.

079 Apologies for Absence

Apologies were received from Cllr Cooper-Marsh, Dunford and Terry.

080 Declarations of Interest

There were none.

081 Minutes

RESOLVED to approve the minutes of the Planning Committee meeting held on 19th November 2024 as a true and accurate record.

Admin

082 Public Participation

There was one members of the public present who addressed the Council on application S5 24/02222/TREE on behalf of the applicant, the Pightle.

It was explained that the application for work to a tree covered by a TPO was due to a necessity arising from health and safety and careful management of the Pightle's tree stock. As a body, the Pightle has planted a large number of trees on the site and to date has not felled any trees, which is in conflict with the group's ethos. However, there is a necessity to undertake works to the tree in the application on safety grounds for river users and from an insurance point of view of the Pightle. The work proposed would remove dangerous limbs that pose a threat of falling and causing damage or harm and the Pightle is taking proactive action to avoid any such incident arising.

083 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.

084 Development Management Committee

The next meeting of the Committee will be on 16th December 2024 and the Chairperson will circulate the agenda to committee members when received.

085 Date of Next Meeting

Members noted that the date of the next Planning Committee meeting would be 17th December 2024.

Committee Chair

Schedule of Planning Applications –3rd December 2024

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
The following application/s are in a conservation area				
S1	24/01661/FUL	Mr Avtar Pardesi 28 Cambridge Street St Neots PE19 1JL Demolition of Existing Garage structure and wall, including alteration to existing wall and formation of new gated entrance	SUPPORT	Minimum impact on neighbours.
S2	24/01559/HHFUL	Mrs Adele Smith 81 Avenue Road St Neots PE19 1LH Demolition of part of single storey rear extension. Erection of single storey and two storey extension to the rear with associated landscaping including extension of eastern boundary wall and drainage 1 Amendments to eastern boundary wall, widened access and materials to be brick	SUPPORT	We consider that the proposal would assimilate itself to the existing part of the town. Improves the property.
S3	24/02158/TREE	Swinscoe 61 Huntingdon Street St Neots PE19 1DP T1 (Beech) - Crown lift over the road to 5.5m. Prune clear of the neighbouring chimney and house by 2m. To raise to clear of traffic over the road and to prune clear the neighbours house and chimney	SUPPORT	Subject to the agreement and guidance of HDC arboricultural officer.
S4	24/02181/TREE	Hall 15 Cavendish Court Crosshall Road Eaton Ford Proposal: G1 - Chestnut Group - Crown lift lower limbs to 5m from ground level and removing secondary growth leaving structural limbs intact - Regain the view of the river.	SUPPORT	Subject to the agreement and guidance of HDC arboricultural officer.
S5	24/02222/TREE	Mooring E Peppercorn Lane Eaton Socon T1 Willow Tree TPO 23/005 - Remove bough as shown in photos close to trunk - Potential signs of fractures	SUPPORT	Support on the basis of health and safety, with concerns over safety to users of river if action not taken as proposed in the application.

Schedule of Planning Applications –3rd December 2024

No.	Reference	Development	SNTC Decision	Notes
S6	24/02022/FUL	Asharry Ltd 1 Field Cottage Road Eaton Socon St Neots Erection of a single-storey three-bedroom dwelling with habitable accommodation in the roof space	SUPPORT RS Abstained	Satisfactory proposal in terms of scale and pattern of development.
S7	24/01969/HHFUL	Holly Baker 15 Jennings Avenue Eynesbury St Neots Installation of air source heat pump to the rear.	SUPPORT	Minimum impact on neighbours.

Chairperson