

Planning Committee

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

Absent:

In Attendance: Deputy Town Clerk, Senior Administrator

Minutes of the meeting of the **Planning committee** held on **Tuesday 7th May 2024** at **6.15pm** in the Priory Centre, Priory Lane, St Neots, PE19 2BH.

296 Apologies for Absence **ACTIONS**
Apologies were received and noted from Cllrs Dunford and Kumar.

297 Declarations of Interest
None declared.

298 Minutes **Admin**
RESOLVED to approve the minutes of the Planning Committee meeting held on 23rd April 2024 with the comment for application S7 on the schedule of plans amended to read as follows: Layout and density of building and Scale of the development.

299 Public Participation
None present.

300 Schedule of Current Planning Applications **Admin**
Members considered the schedule of planning applications, and their responses are appended to these minutes.

301 Town and Country Planning Act 1990 Sections 78
Members noted the communication from Huntingdonshire District Council on appeals against the decision of the Local Planning Authority to refuse planning permission for the following development:

1. Planning Application Ref: 23/00774/FUL at 2 Queens Court, Eaton Socon, St Neots.
2. Planning Application Ref: 23/01035/FUL at 11 Popham Close, Eaton Socon, St Neots.

302 Development Management Committee
There were no updates to provide.

COMMITTEE CHAIRPERSON

SNTC Planning Responses - 7th May 2024

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	24/00712/LBC	Mrs Marg Harris 33 Church Street St Neots PE19 2BU Regularisation of the removal of an internal redundant chimney.	Support	Subject to agreement from HDC Conservation Officer.
The following application/s are in a conservation area				
S2	24/00660/HHFUL	Marion Jones Rose Cottage 2 Shaftesbury Avenue St Neots Erection of a single storey side extension	Support	Improves the property. Fits in with local street scene
S3	24/00696/TREE	Thomas - 18 River Terrace St Neots PE19 2BG NT1 (TPO T2) Fell as the only option to prevent direct damage to quayside wall. Replacement is not possible so we request the obligation is dispensed with on this site.	Support	Subject to the approval of HDC Tree Officer and that they investigate a suitable replacement of a different species.
S4	23/01996/FUL	Churchill Retirement Living 26 Cambridge Street St Neots PE19 1JN Redevelopment for retirement living accommodation comprising 57 apartments, 16 cottages, including communal facilities, access, car parking, landscaping, and associated works	Support	It was noted by members that there were still no highways or bin management reports available to view.
All other applications				
S5	24/00545/HHFUL	Mr & Mrs Dobbin 103 Potton Road Eynesbury St Neots Ground Floor Rear Extension & New pitched roof with dormer	Support	We consider that the proposal would assimilate itself to the existing part of the town.
S6	24/00618/FUL	Mr Glenn Draper – Henkel Solvent Building 5 Cromwell Road Eynesbury Installation of replacement emergency ventilation system and associated ductwork.	Support	No additional comments.
S7	24/00681/HHFUL	Alexa Chi Ngai Ding 43 Orchard Close Eaton Ford St Neots Erection of single storey front and rear extension and loft conversion with front and rear dormers	Support	Makes efficient use of its site.

SNTC Planning Responses - 7th May 2024

No.	Reference	Development	SNTC Decision	Notes
S8	24/00669/HHFUL	Mr & Mrs Barnes Cornerways Orchard Road Eaton Ford Erection of porch extension to the front and new side extension to garage including rebuilding existing garage.	Support	Minimum impact on neighbours. Satisfactory proposal in terms of scale and pattern of development.
S9	24/00413/HHFUL	Mr & Mrs Mike Leonard 10 Whistler Road Eaton Ford St Neots Single storey rear extension and alterations.	Support	Within a sustainable location. Fits in with local street scene.
S10	24/00713/TREE	Mr Ryan Foreman St Neots Fire Station Huntingdon Street St Neots PE19 1DU T921 Sycamore - brace 3 stems with 3 runs of 4 tonne Cobra bracing to support weak unions T933 Silver Birch - remove, tree in decline T931 Silver Birch - prune back to kerb edge to ensure vehicular clearance to Ambulance Station T935 Beech - install 1 run of 4 tonne Cobra bracing to support weak union	Support	Subject to approval by HDC Tree Officer.

Chairperson