

## Planning Committee

**To:** **Committee Members**  
Cllrs Slade (Chairperson), Collins, Cooper-Marsh, Dunford, Hitchin, Maslen, Pitt, Terry

**Copies:** **County Councillors** – Ferguson, Seef & S Taylor  
**District Councillors** – Ferguson, Davenport-Ray, Jennings, Pickering, I Taylor, Welton & S Taylor  
**Town Councillors** – not a member of this committee  
**Local Press, Town Council Website & Noticeboard**

**Agenda** for the meeting of the **Planning committee** to be held on **Tuesday 11<sup>th</sup> June 2024** at **6.15pm** in the Priory Centre, Priory Lane, St Neots, PE19 2BH.

Please be aware that meetings may be recorded and made available to the public. Your participation in the meeting indicates your consent to being included in these recordings.

**Members of the Planning committee are hereby summoned to attend this meeting to consider the following business.**

C Robson  
Town Clerk

- 1 Apologies for Absence**  
To receive and note councillor's apologies.
- 2 Declarations of Interest**  
To receive from councillor's declarations as to disclosable pecuniary interests and/or non-statutory disclosable interests along with the nature of those interests in relation to any agenda item of this meeting.
- 3 Election of a Deputy Chairperson**  
Members to elect a Deputy Chairperson for this committee.
- 4 Minutes**  
Members to approve the following minutes as a true and accurate record: Attachment 1
  - i) Planning Committee – 28<sup>th</sup> May 2024
- 5 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.
- 6 Schedule of Current Planning Applications**  
To review current planning applications and make recommendations to Huntingdonshire District Council. Attachment 2

**7 Wintringham Development - Public Rights of Way Proposals**

To consider communication from Urban & Civic for Public Right of Way proposals in connection with the Wintringham development (application for reserved matters application reference 23/00652/REM). Attachment 3

**8 Development Management Committee**

To receive any updates from the Committee Chairperson.



## Planning Committee

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

**Absent:** Cllrs Collins, Kumar, and Maslen

**In Attendance:** Town Clerk, Senior Administrator

Minutes of the meeting of the **Planning committee** held on **Tuesday 28<sup>th</sup> May 2024** at **6.15pm** in the Priory Centre, Priory Lane, St Neots, PE19 2BH.

### 001 Apologies for Absence

Apologies were received and noted from Cllrs Collins, Kumar and Maslen

### ACTIONS

### 002 Declarations of Interest

Cllr Slade declared an interest in planning applications 24/00770/HHFUL and 24/00795/HHFUL due to an existing professional relationship with the applicants.

### 003 Minutes

**RESOLVED** to approve the minutes of the Planning Committee meeting held on 7<sup>th</sup> May 2024.

Admin

### 004 Public Participation

There were two members of the public present.

A resident addressed the Committee to object to application 24/00715/FUL on the grounds that the application did not address a number of the concerns which were identified by the Local Planning Authority and Planning Inspectorate when the application was previously refused. Furthermore, the revised application proposed that the property would be closer to the neighbouring listed building than originally proposed.

The agent for application 24/00715/FUL addressed the committee stating that the reason for the planning inspector's refusal was due to the environment of the new property, with it being too enclosed. The application has been revised to address this issue.

The agent for application 24/00615/FUL and 23/01385/FUL addressed the committee with information relating to the applications.

### 005 Schedule of Current Planning Applications

Members considered the schedule of planning applications, and their responses are appended to these minutes.

Admin

The Chairperson brought schedule of current planning application number 9 forward as members of the public were present to speak on the matter.



## Agenda Item 4

## Attachment 1

### 006 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: 23/01298/HHFUL - Siberia House, 30 Cambridge Street, St Neots.

### 007 Development Management Committee

There were no updates to provide as the committee had not met since the last meeting of the Town Council's Planning Committee.

COMMITTEE CHAIRPERSON

DRAFT

Schedule of Planning Applications – 28<sup>th</sup> May 2024

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	24/00338/LBC	<b>Mr Chapman</b> <b>Public House 3 South Street St Neots PE19 2BW</b> Retrospective application for new detached kitchen/bathroom showroom sales unit to rear including the removal of 2 x existing sheds on site.	<b>SUPPORT</b>	Subject to the approval of HDC conservation officer.
The following application/s are in a conservation area				
S2	24/00615/FUL	<b>Aksaray Emre Ltd</b> <b>20 Moores Walk St Neots PE19 1AG</b> Erection of free-standing 'floating' enclosure to part of external seating area at café.	<b>SUPPORT</b>	We consider that the proposal would assimilate itself to the existing part of the town.
S3	23/01385/FUL	<b>Mr Anil Timur</b> <b>Ambience Cafe The Paddock Eaton Ford</b> Retrospective works to pergola.	<b>SUPPORT</b>	Improves the property. Efficient use of the site.
S4	24/00231/HHFUL	<b>Joanne Leadbeater</b> <b>21 St Neots Road Eaton Ford St Neots</b> Proposed first floor extension.	<b>SUPPORT</b>	Satisfactory proposal in terms of scale and pattern of development.
S5	24/00799/HHFUL	<b>Stephen &amp; Elly Lara</b> <b>107 St Neots Road Eaton Ford St Neots</b> Remove conservatory, build single storey rear, side extension and two storey side.	<b>SUPPORT</b>	No negative impact on the wider landscape and character of the area.
S6	24/00665/HHFUL	<b>Mr Simon Bellwood</b> <b>11A Kings Road St Neots PE19 1LD</b> New openings created. Close up door opening. Infill single storey. New room at ground floor. Refurbish shower room, reconfigure bedroom. Convert adjoining room.	<b>SUPPORT</b>	Improves the property. Minimum impact on neighbours.
S7	24/00768/P3JPA	<b>Mr Allgood</b> <b>37 High Street St Neots PE19 1BP</b> Change of use from commercial, business and service (Use Class E) to 6no 1-bedroom flats (Use Class C3).	<b>OBJECT</b>	Concerns over reduction in retail/commercial space and the density of the accommodation proposed.  Over development. Loss of amenity and density of housing. Scale of dwellings and cramped design of each unit.
S8	24/00791/HHFUL	<b>Mr &amp; Mrs Adams</b> <b>9 Peppercorn Lane Eaton Socon St Neots</b>	<b>SUPPORT</b>	Improves the property. Minimum impact on neighbours.

Schedule of Planning Applications – 28<sup>th</sup> May 2024

No.	Reference	Development	SNTC Decision	Notes
		Proposed single storey rear extension. Proposed obscure glazed window (east elevation) for first floor En-Suite. Proposed installation of 2 No A/C heat pumps (east and west elevation) not visible from front.		
S9	24/00715/FUL	<b>Mr &amp; Mrs Noonan</b> <b>5 Howitts Lane Eynesbury St Neots</b> Demolition of existing outbuildings and erection of detached dwelling.	<b>OBJECT</b> <b>RS Abstained</b>	Previous LPA planning decisions including appeal decisions. Effect on listed building and conservation area.
S10	24/00862/HHFUL	<b>Emma Faux</b> <b>24 Kings Lane St Neots PE19 1LB</b> Two storey side extension and single storey front and rear extension.	<b>SUPPORT</b>	Makes efficient use of the site.
<b>All other applications</b>				
S11	24/00770/HHFUL	<b>Mr Ian Peacock</b> <b>36 Manor Farm Road St Neots PE19 1PW</b> Removal of car port, two storey extension, single storey extension and conversion of garage into hobby room.	<b>SUPPORT</b> <b>RS Abstained</b>	Improves the property. Makes efficient use of the site.
S12	24/00795/HHFUL	<b>Luan Saraqi</b> <b>1 Radland Close St Neots PE19 6BQ</b> Erection of single storey side and rear extension.	<b>SUPPORT</b> <b>RS Abstained</b>	Minimum impact on neighbours. Satisfactory proposal in terms of scale and pattern of development.
S13	24/00804/HHFUL	<b>Tracey Cutler</b> <b>47 The Broad Walk Eynesbury St Neots</b> Erection of two storey extension and canopy to the rear.	<b>SUPPORT</b>	Minimum Impact on Neighbours Makes efficient use of the site.
S14	24/00844/HHFUL	<b>Mr M Jones</b> <b>45 Milton Avenue Eaton Ford St Neots</b> Proposed double storey side extension & alteration to garage to create store.	<b>SUPPORT</b>	Satisfactory proposal in terms of scale and pattern of development.

Chairperson

## Agenda Item 6



## Attachment 2

Schedule of Planning Applications – 11<sup>th</sup> June 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	24/00915/FUL	<b>Anshul Raja - Apavi Group Holdings</b> <b>58 - 62 High Street, St Neots</b> <b>PE19 1JQ</b> Alterations to existing windows and installation of new entrances and display windows.		
S2	24/00832/FUL	<b>Lucy Anderson – Fatface</b> <b>45 Market Square</b> <b>St Neots, PE19 2AR</b> Shopfront Refurbishment / Maintenance / Colour Change New Signage		
All other applications				
S3	24/00723/FUL	<b>Mr Mark Garrood</b> <b>15 - 16 Howard Road, Eaton</b> <b>Socon, St Neots, PE19 8ET</b> Increase in height of existing chimney flue serving industrial unit		
S4	24/00722/REM	<b>Gallagher Estates Ltd</b> <b>Loves Farm Eastern Expansion</b> <b>Development Area Cambridge</b> <b>Road St Neots</b> Application for Reserved Matters Approval relating to 1300388OUT for the appearance, layout, scale and landscaping of foul water pumping station		

Chairperson

**Wardell Armstrong**

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*Our ref:* JF/IC/BM12427BMCS/006

*Date:* 25 April 2024

*Your ref:*

Christopher Robson  
Town Clerk  
St Neots Town Council

By Email: [enquiries@stneots-tc.gov.uk](mailto:enquiries@stneots-tc.gov.uk)

Dear Mr Robson,

**Improvements to on site Public Rights of Way, Wintringham phase 2 development, off Cambridge Rd, St Neots**

We write on behalf of Urban&Civic to seek your views at an early stage to inform changes to Public Rights of Way. The details are set out below and in the attached plans. This is in connection with the Wintringham development (application for reserved matters application reference 23/00652/REM).

We are working with the Highway Authority, Cambridgeshire County Council, which has suggested you as a stakeholder with possible views on the proposals.

This pre-application consultation concerns a new public bridleway which will circle the site and connect with the existing network of surrounding public rights of way. It is shown in the supporting Proposed Public Bridleway plan, linking points C-E-O-P-C. In conjunction with the creation of this new bridleway, the Proposed Public Footpath Extinguishments plan shows the footpaths proposed for extinguishment within the development site boundary. These comprise:

- public footpath number 52 (between points C and E on the plan)
- public footpath number 53 (between points F and H)
- public footpath number 54 (between points K and L) and
- public footpath number 55 (between points O and P).



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ENERGY AND CLIMATE CHANGE  
ENVIRONMENT AND SUSTAINABILITY  
INFRASTRUCTURE AND UTILITIES  
LAND AND PROPERTY  
MINING AND MINERAL PROCESSING  
MINERAL ESTATES  
WASTE RESOURCE MANAGEMENT





Following this pre-application consultation, Cambridgeshire County Council would publish the necessary creation and extinguishment orders concurrently and in line with sections 26 and 118 of the Highways Act 1980.

The rights of way proposals aim to be safe, convenient and inviting to local communities; for people using the routes to get to everyday destinations and for wellbeing and leisure purposes, on foot, cycle or horse. The bridleway is planned in line with Cambridgeshire standards, of 7m width (in part hard surface and in part unmade). It will connect with a network of informal paths linking across the development site and to the future Phase 3 development to the south. Potential benefits for wildlife and ecology along the bridleway are also valuable. Your thoughts on the detailed design of the bridleway and informal paths would be appreciated.

Please note that separate to and beyond these proposals for on-site public rights of way, Urban&Civic are working with Network Rail and third-party landowners to deliver a series of upgrades to routes linking Wintringham with Cromwell Road to the west, via the two existing underpasses to the East Coast Mainline. This will enable proposals to be brought forward for the future closure of the existing at-grade crossing of the railway line. Network Rail's property and liabilities teams have been engaged in early discussions and are fully supportive of the proposals which will provide for increased local access whilst significantly improving public safety through the delivery of new and enhanced routes linking into St Neots and the future removal of the existing unsafe level crossing to the railway line. Similarly, we are working with Cambridgeshire County Council, Highways England and their consultants for the A428 Black Cat to Caxton Gibbet Improvement Scheme to the east, looking at safe crossing of the existing A428 during construction of this major scheme.

If you would like to reply, it would be most helpful if you could do so by end Tuesday 28 May 2024. If you would like further information or to discuss these proposals please contact me by email at [REDACTED]

[REDACTED] An alternative point of contact is Ian Crownshaw, Technical Director, at [REDACTED] or telephone [REDACTED]. Thank you.



Yours sincerely

Joanna French  
Principal Transport Planner  
for Wardell Armstrong LLP

Enc:  
Proposed Public Bridleway plan  
Proposed Public Footpath Extinguishments plan

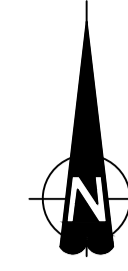
Cc:

[Redacted]  
[Redacted]  
[Redacted]

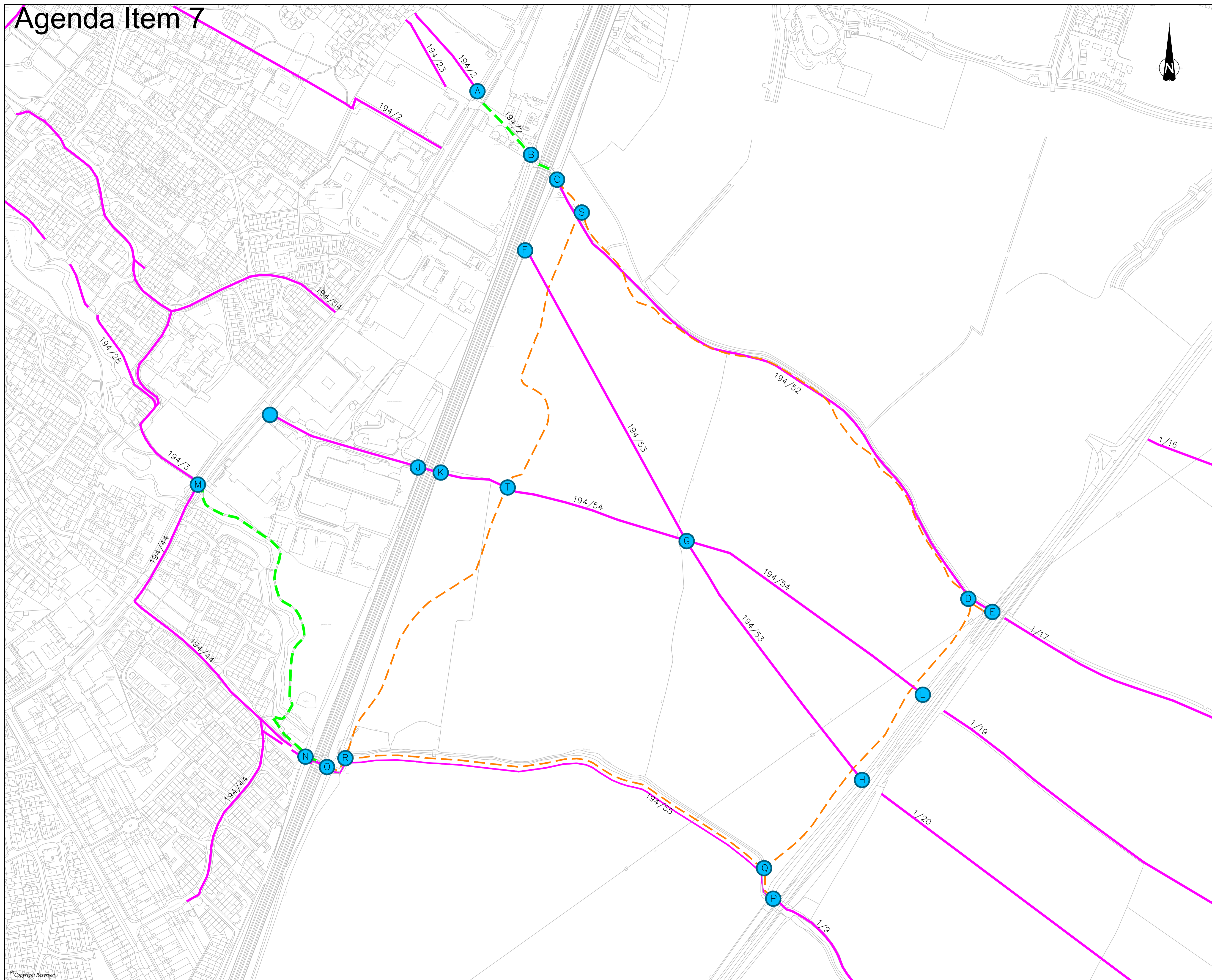
# Agenda Item 7

DO NOT SCALE FROM THIS DRAWING

# Attachment 3



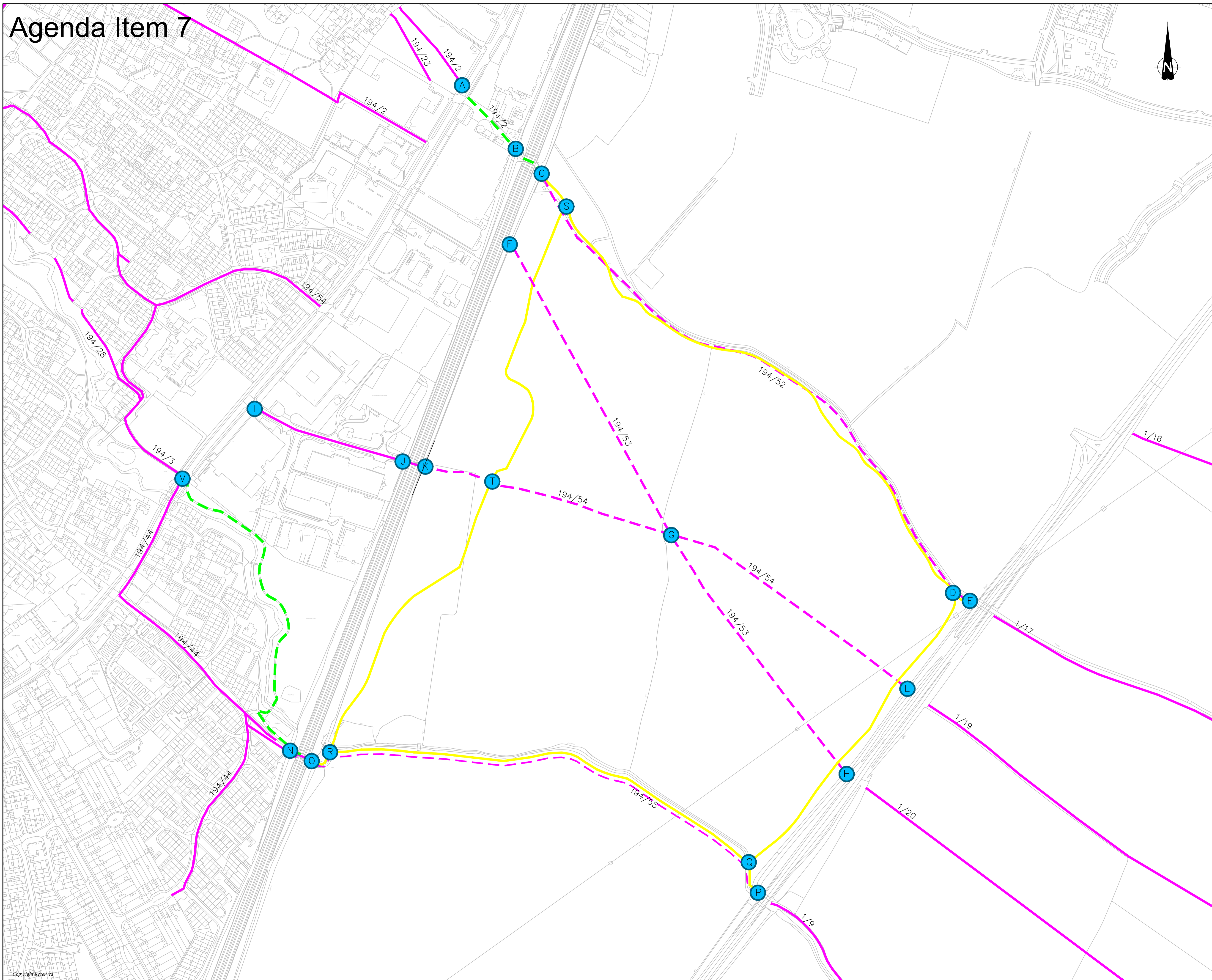
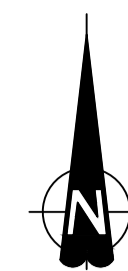
- Proposed Public Bridleway
- Public Footpath
- Additional Planned Route Enhancements Under S106 Application and Subject to Third Party Agreement



# Agenda Item 7

DO NOT SCALE FROM THIS DRAWING

# Attachment 3



- Public footpath proposed to be extinguished
- Proposed public bridleway
- Other Existing Footpath
- Additional Planned Route Enhancements Under S106 Application and Subject to Third Party Agreement

REVISION	DETAILS	DATE	DRAWN	CHECKED	APPROVED
CLIENT	WINTRINGHAM PARTNERS LLP				
PROJECT	WINTRINGHAM PARK KEY PHASE 2				
DRAWING TITLE	PROPOSED PUBLIC FOOTPATH EXTINGUISHMENTS				
DRG No.	BM12427-052	REV	A	SUIT. CODE	
DRG SIZE	A1	SCALE	1:2500	DATE	01/02/2024
DRAWN BY	RB	CHECKED BY	JF	APPROVED BY	IC