

Planning Committee

- To:** **Committee Members**
Cllrs Slade (Chairperson), Collins, Dunford, Kumar, 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 28th May 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 Minutes**
Members to approve the following minutes as a true and accurate record: Attachment 1
 - i) Planning Committee – 7th May 2024
- 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 recommendations to Huntingdonshire District Council. Attachment 2

6 Town and Country Planning Act 1990 Sections 78

To consider communication from Huntingdonshire District Council on appeals against the decision of the Local Planning Authority to refuse planning permission for the following development: Attachment 3

- Planning Application Ref: 23/01298/HHFUL - Siberia House, 30 Cambridge Street, St Neots

7 Development Management Committee

To receive any updates from the Committee Chairperson.



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.

- | | ACTIONS |
|---|----------------|
| <p>296 Apologies for Absence
Apologies were received and noted from Cllrs Dunford and Kumar.</p> | |
| <p>297 Declarations of Interest
None declared.</p> | |
| <p>298 Minutes
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.</p> | Admin |
| <p>299 Public Participation
None present.</p> | |
| <p>300 Schedule of Current Planning Applications
Members considered the schedule of planning applications, and their responses are appended to these minutes.</p> | Admin |
| <p>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:</p> <ol style="list-style-type: none"> 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. | |
| <p>302 Development Management Committee
There were no updates to provide.</p> | |

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

Schedule of Planning Applications – 28th May 2024

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	24/00338/LBC	Mr Chapman Public House 3 South Street St Neots PE19 2BW Retrospective application for new detached kitchen/bathroom showroom sales unit to rear including the removal of 2 x existing sheds on site.		
The following application/s are in a conservation area				
S2	24/00615/FUL	Aksaray Emre Ltd 20 Moores Walk St Neots PE19 1AG Erection of free-standing 'floating' enclosure to part of external seating area at café.		
S3	23/01385/FUL	Mr Anil Timur Ambience Cafe The Paddock Eaton Ford Retrospective works to pergola.		
S4	24/00231/HHFUL	Joanne Leadbeater 21 St Neots Road Eaton Ford St Neots Proposed first floor extension.		
S5	24/00799/HHFUL	Stephen & Elly Lara 107 St Neots Road Eaton Ford St Neots Remove conservatory, build single storey rear, side extension and two storey side.		
S6	24/00665/HHFUL	Mr Simon Bellwood 11A Kings Road St Neots PE19 1LD New openings created. Close up door opening. Infill single storey. New room at ground floor. Refurbish shower room, reconfigure bedroom. Convert adjoining room.		
S7	24/00768/P3JPA	Mr Allgood 37 High Street St Neots PE19 1BP Change of use from commercial, business and service (Use Class E) to 6no 1-bedroom flats (Use Class C3).		
S8	24/00791/HHFUL	Mr & Mrs Adams 9 Peppercorn Lane Eaton Socon St Neots Proposed single storey rear extension. Proposed obscure		

Schedule of Planning Applications – 28th May 2024

No.	Reference	Development	SNTC Decision	Notes
		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	Mr & Mrs Noonan 5 Howitts Lane Eynesbury St Neots Demolition of existing outbuildings and erection of detached dwelling.		
S10	24/00862/HHFUL	Emma Faux 24 Kings Lane St Neots PE19 1LB Two storey side extension and single storey front and rear extension.		
All other applications				
S11	24/00770/HHFUL	Mr Ian Peacock 36 Manor Farm Road St Neots PE19 1PW Removal of car port, two storey extension, single storey extension and conversion of garage into hobby room.		
S12	24/00795/HHFUL	Luan Saraqi 1 Radland Close St Neots PE19 6BQ Erection of single storey side and rear extension.		
S13	24/00804/HHFUL	Tracey Cutler 47 The Broad Walk Eynesbury St Neots Erection of two storey extension and canopy to the rear.		
S14	24/00844/HHFUL	Mr M Jones 45 Milton Avenue Eaton Ford St Neots Proposed double storey side extension & alteration to garage to create store.		

Chairperson

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Planningappeals@huntingdonshire.gov.uk

Tel: 01480 388424

**Chris Robson
St Neots Town Council
The Priory Centre
ST NEOTS
Cambs
PE19 2BH**

HDC Appeal Ref: 24/00022/REFUSL
Planning Inspectorate Ref: APP/H0520/D/24/3340087

14th May 2024

Dear Clerk,

TOWN AND COUNTRY PLANNING ACT 1990 SECTIONS 78

Proposed Development	Siberia House 30 Cambridge Street St Neots Erection of a single-storey timber-framed structure to house hot tub off concrete raft foundation base
Appellant's name (s):	Mr Andy Grannell

I refer to the above details. I am writing to let you know that an appeal has been made to the Secretary of State against the Council's decision to refuse planning permission for the proposed development described above.

This appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

As this appeal is proceeding under the Householder Appeals Service, there is no opportunity for you to submit further comments. We will however forward copies of all representations made to us in relation to the application, before it was determined, on to the Planning Inspectorate and the appellant. The Inspector appointed by the Secretary of State will consider these representations when determining the appeal. You have a right to withdraw any representations you made so that they are not taken into consideration by the Inspector. If you wish to do so you should make this request to the Planning Inspectorate within 4 weeks of the appeal's starting date, which is 7th May 2024, by using the online casework portal at <https://acp.planninginspectorate.gov.uk>, or by writing to, The Planning Inspectorate, Des Bowring (3D Eagle), Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Planningappeals@huntingdonshire.gov.uk

Tel: 01480 388424

cont'd

The Planning Inspectorate will publish appeal documentation, including copies of representations received, on the Appeals website at www.planning-inspectorate.gov.uk All information provided in your representation, including your name and address, will be published. If you object to publication in this way, please contact the Planning Inspectorate directly.

The Planning Inspectorate aims to deal with appeals which follow the procedure described above within 8 weeks of the appeal starting date. The Planning Inspectorate will publish copies of appeal decisions on the www.planning-inspectorate.gov.uk website.

Yours faithfully

Development Services
Huntingdonshire District Council