

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 7th 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 – 23rd April 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

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.

7 Development Management Committee

To receive any updates from the Committee Chairperson.



Planning Committee

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

Absent:

In Attendance: Town Clerk, Deputy Town Clerk

Minutes of the meeting of the **Planning committee** held on **Tuesday 23rd April 2024** at **6.15pm** in the Priory Centre, Priory Lane, St Neots, PE19 2BH.

- | | ACTIONS |
|--|---------|
| <p>289 Apologies for Absence
None</p> | |
| <p>290 Declarations of Interest
Cllr Pitt – Priory Centre as HDC officer
Cllr Slade – Building and Development Group at Huntingdonshire District Council.</p> | |
| <p>291 Minutes
RESOLVED to approve the minutes of the Planning Committee meeting held on 9th April 2024 as a true and accurate record.</p> | Admin |
| <p>292 Public Participation
One member of the public was present.</p> | |
| <p>293 Schedule of Current Planning Applications
Members considered the schedule of planning applications, and their responses are appended to these minutes.</p> | |
| <p>294 Town and Country Planning Act 1990 Sections 78
Planning Application Ref: 23/01786/FUL
Members received and noted communication from Huntingdonshire District Council on an appeal against the decision of the Local Planning Authority to refuse planning permission for the development at 47 Springbrook, Eynesbury, St Neots. The Town Council objected to the planning application.</p> | |
| <p>295 Development Management Committee
The Chairperson provided the committee with updates on the last meeting of the DMC.</p> | |

COMMITTEE CHAIRPERSON



SNTC planning responses – 23 April 2024

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	24/00579/LBC	Ms Victoria Fowler 206 Great North Road Eaton Socon St Neots Timber window replacement to timber french door	SUPPORT	In keeping with locality Minimum impact on neighbours Support subject to approval from the Conservation Officer.
S2	24/00494/LBC	Mrs Patricia Litchfield 179 Great North Road Eaton Socon St Neots Removal of section of front wall, between piers 4 and 7 - wall and foundations rebuilt to current standards	SUPPORT	Technical exercise and should be subject to the Conservation Officers approval
The following application/s are in a conservation area				
S3	24/00515/HDC	Sam Caldebeck Priory Centre Priory Lane St Neots Refurbishment and extension of existing community building and town council offices to include demolition of existing single storey extension and replacement two-storey extension with screened plant at roof level, first floor extensions to east and west elevations, glazed dormer window to east elevation, creation of external ramps and steps, canopies over entrances, glazed ground floor link extension on west elevation, installation of solar panels, replacement chimney, new balcony to west elevation, alterations to balustrade on riverside and replacement fenestration and doors.	NOTED	Members noted the application.
S4	24/00611/HHFUL	78 Avenue Road St Neots PE19 1LH Erection of single storey side extension and replacement of two number garden facing windows with three patio bifold doors	SUPPORT	Satisfactory proposal in terms of scale and pattern of development.
S5	24/00607/HHFUL	Mr Sean Kerrigan 12A Wildber Close Eynesbury St Neots Proposed front single storey extension	SUPPORT	Fits in with local street scene Minimum impact on neighbours



SNTC planning responses – 23 April 2024

No.	Reference	Development	SNTC Decision	Notes
All other applications				
S6	24/80112/COND	<p>Joe Dawson - Urban& Civic plc and Wintringham Partners LLP Wintringham Park Cambridge Road St Neots</p> <p>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.</p>	SUPPORT	Satisfactory proposal in terms of layout and scale.
S7	23/01814/HHFUL	<p>Mr Sandu 89 Meadowsweet Eaton Ford St Neots</p> <p>Proposed ground floor front and side extension and detached garage</p>	OBJECT	Satisfactory proposal in terms of layout and scale.
S8	24/00470/REM	<p>Gallagher Estates Ltd Loves Farm Eastern Expansion Development Area Cambridge Road St Neots</p> <p>Reserved Matters Application relating to appearance, layout and scale of electricity substations for 1300388OUT</p>	SUPPORT	No additional comments.
S9	24/00589/FUL	<p>Mr Powers – Open Door Church 3 Little End Road Eaton Socon St Neots</p> <p>Change of use of Unit 3B from warehouse to place of worship, internal alterations and additional windows and doors, and solar panels above Units 3B and 3A.</p>	SUPPORT	No additional comments.
S10	24/00644/HHFUL	<p>Mrs H Reed Archers Rest 25 Masefield Avenue Eaton Ford</p> <p>Erection of first floor extension over existing playroom and garage</p>	SUPPORT	Fits in with the local street scene. Efficient use of the site.
S11	24/00596/HHFUL	<p>Mr John Hickmott 23 Manor Farm Road St Neots PE19 1PW</p> <p>Proposed double storey side extension.</p>	SUPPORT	Sustainable location. Fits in with street scene

Chairperson

Schedule of Planning Applications – 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.		
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		
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.		
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		
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		
S6	24/00618/FUL	Mr Glenn Draper – Henkel Solvent Building 5 Cromwell Road Eynesbury Installation of replacement emergency ventilation system and associated ductwork.		
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		

Agenda Item 5



Attachment 2

Schedule of Planning Applications – 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.		
S9	24/00413/HHFUL	Mr & Mrs Mike Leonard 10 Whistler Road Eaton Ford St Neots Single storey rear extension and alterations.		
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		

Chairperson



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

Planning Application Ref: 23/00774/FUL
HDC Appeal Ref: 24/00019/REFUSL
Planning Inspectorate Ref: APP/H0520/W/24/3338224

17th April 2024

Dear Clerk

TOWN AND COUNTRY PLANNING ACT 1990 SECTIONS 78

Proposed Development	2 Queens Court Eaton Socon St Neots Erection of two x two-bedroom homes and associated works
Appellant's name (s):	AJB Home & Utilities Ltd

I am writing with respect to an appeal which has been made to the Secretary of State in respect of the above site.

The appeal is against the decision of the Local Planning Authority to refuse planning permission for the development described above.

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector. The appeal will be dealt with by the Inspector under the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2000. Any written comments already made in regard to the original application for planning permission will be forwarded to the Planning Inspectorate and copied to the appellant and will be taken into account by the Inspector in deciding the appeal. Should you wish to make any comments or withdraw or modify your earlier comments in any way, you should email North2@planninginspectorate.gov.uk, or write direct to Michael Joyce (Room 3D, Eagle Wing), Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, within 5 weeks of the appeal start date, which was the 16th April 2024, quoting the Planning Inspectorate appeal reference number APP/H0520/W/24/3338224. The Planning Inspectorate requires you to send three copies of any written representations you make.

The Planning Inspectorate has introduced an online appeals service which you can use to comment on this appeal. You can find the service through www.planning-inspectorate.gov.uk. Information about data protection and privacy matters is also available on the Planning Portal.

If you wish to view the 'Guide to taking part in planning appeals' see the Planning Inspectorate web site www.planning-inspectorate.gov.uk. If you require any further information regarding this appeal

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then you can contact the DM Admin team on Tel (01480)388418 or the case officer dealing with it Marie Roseaman on Tel.(01480)38.

The appeal documents are available to view on Public Access via the Council's website www.huntingdonshire.gov.uk/planning and on Public Access at our Customer Services Centre (CSC) at Pathfinder House, St Mary's Street, Huntingdon – opening hours 9am to 5pm Monday to Thursday, 9am to 4.30pm Friday.

When made, the decision will be published on Public Access.

Yours faithfully

Development Services
Huntingdonshire District Council



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Planning Application Ref: 23/01035/FUL
HDC Appeal Ref: 24/00020/REFUSL
Planning Inspectorate Ref: APP/H0520/W/24/3338997

19th April 2024

Dear Clerk

TOWN AND COUNTRY PLANNING ACT 1990 SECTIONS 78

Proposed Development 11 Popham Close Eaton Socon St Neots
Retrospective application for erection of timber fence and
change of use from amenity land to domestic use.

Appellant's name (s): Ms McColl & Mr Ray

I am writing with respect to an appeal which has been made to the Secretary of State in respect of the above site.

The appeal is against the decision of the Local Planning Authority to refuse planning permission for the development described above.

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector. The appeal will be dealt with by the Inspector under the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2000. Any written comments already made in regard to the original application for planning permission will be forwarded to the Planning Inspectorate and copied to the appellant and will be taken into account by the Inspector in deciding the appeal.

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