

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 9th April 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:
 - i) Planning Committee – 26th March 2024Attachment 1
- 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 Street Naming and Numbering

Allocation of addressing to an existing cricket club at Peppercorn Lane, Eaton Attachment 3
Socon.

7 Development Management Committee

To receive any updates from the Committee Chairperson.

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Committee Chairperson



Planning Committee

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

Absent: Kumar, Terry

In Attendance: Town Clerk, Deputy Town Clerk

Minutes of the meeting of the **Planning committee** held on **Tuesday 26th March 2024** at **6.15pm** in the Priory Centre, Priory Lane, St Neots, PE19 2BH.

276 Apologies for Absence **ACTIONS**
 Apologies were received and noted from Cllrs Kumar and Terry.

277 Declarations of Interest
 Item 10 – Cllr Slade governor of Longsands school.

278 Minutes
RESOLVED to approve the minutes of the Planning Committee meeting held on 5th March 2024 as a true and accurate record. Admin

279 Public Participation
 There was one member of the public present who addressed the Council on application 24/00336/FUL - Mr. D Coutts, 49 St Neots Road, Eaton Ford, St Neots. The member of the public was an agent acting on behalf of the applicant and explained the reasons for the proposed work and amendments that had been made to the application since initial refusal by the Local Planning Authority. Part of the reason for refusal was the lack of an arboricultural report, which had now been provided. In addition, the LPA had previously stated concerns over the negative impact on another property, which the agent for the applicant stated they had now accepted was no longer a concern. The agent stated that the proposals had been discussed with the neighbouring property.

The applicant had received feedback on following the initial refusal of planning and stated they had worked to address the points given in feedback.

Members raised several queries, including around access and space for vehicle parking and turning.

The Chairperson moved Members to consider the schedule of plans in front of them.

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



Council Offices, Priory Lane, St Neots, PE19 2BH
T: 01480 388911 E: enquiries@stneots-tc.gov.uk W: www.stneots-tc.gov.uk
Town Clerk – Chris Robson **Town Mayor** – Cllr Rob Simonis

281 Development Management Committee

The Chairperson commented that there had been no meeting of the DMC since the last meeting of the committee.

COMMITTEE CHAIRPERSON



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	24/00336/FUL	Mr D Coutts 49 St Neots Road Eaton Ford St Neots Erection of a bespoke-designed wheelchair-friendly bungalow and associated ancillary works	SUPPORTED	We would consider that the proposal assimilates itself with the existing part of the town Efficient use of the site Subject to Highway approval.
S2	24/00228/HHFUL	Mr John Goldsmith 17 School Lane Eaton Socon St Neots Addition of orangery to dwelling	SUPPORTED	Subject to approval by conservation officer. Improves the property Sustainable location
All other applications				
S3	23/02410/S73	Miss Sarah Greenall Wintringham Park Cambridge Road St Neots Variation of Condition 1 (Plans for 21/01674/REM (as amended by 22/01599/NMA, 23/00312/NMA and 23/01581/NMA) to allow amended plans to facilitate a re-plan of Parcel 9, amendments to house types, amendments to materials, regularising the position of the railings for the POS frontage, amendments to the bin /cycle stores for the Amber house types (plots 124-127 and 137-140), relocation of bin collection points, repositioning of trees out of the sewer easement and the introduction of wheelchair resting bays.	SUPPORTED	Satisfactory proposal in terms of scale and development
S4	24/00400/HHFUL	Omar Jassam 17 Woodlands St Neots PE19 1UE Proposed single storey rear extension and two storey side extension.	SUPPORTED	Improves the Property Efficient use of the site
S5	24/00392/HHFUL	Mr and Mrs Paul Davies 10 Dovehouse Close St Neots PE19 1DS Proposed single storey front and rear/side extensions, first floor extension and external alterations.	SUPPORTED	Satisfactory proposal in terms of scale and pattern of development.
S6	24/00413/HHFUL	Mr & Mrs Mike Leonard 10 Whistler Road Eaton Ford St Neots	SUPPORTED	Minimum impact on neighbours Efficient use of the site



No.	Reference	Development	SNTC Decision	Notes
		Single storey rear extension and alterations.		
S7	24/00313/HHFUL	Mr Jason Seymour 9 Duloe Road Eaton Socon St Neots Erection of garage with home office over. Conversion of existing garage into gym.	SUPPORTED	Subject to approval by arboriculture officer In keeping with locality
S8	24/00271/HHFUL	J R Spencer 85 Milton Avenue Eaton Ford St Neots Single Storey Rear Extension	SUPPORTED	Minium impact Efficient use of the site
S9	24/00438/TREE	Mr Carl Gordon 11 Capulet Close Eaton Socon St Neots T1 - Very large Ash - Re pollard back to original points approximately 3-4m off the height and spread. (not beyond previous points).	SUPPORTED	Subject to approval by the arboricultural officer
S10	24/00422/TREE	Dr C Cusick Longsands College Longsands Road St Neots Fell 1no. Cherry. Fell 1no. Whitebeam. Fell 1no. Birch. Prune 50no. Lime. Full description and reasons given in arboricultural report (relevant trees highlighted in tree survey schedule)	SUPPORTED Cllr Slade abstained having declared an interest as governor of Longsands school	Subject to approval by the arboricultural officer The Council would ask that any removed trees are replaced with suitable new trees.

Chairperson

Schedule of Planning Applications – 9th April 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	24/00465/FUL	Mr James Collins The Millers Arms 38 Ackerman Street Eaton Socon Change of use from public house to residential dwelling.		
S2	24/00395/HHFUL	Mr & Mrs Martin Hoather Woodlands Priory Road St Neots Erection of a single storey rear extension and creation of a First Floor roof Terrace.		
S3	24/00084/FUL	Andrew Luckman 34 Huntingdon Street St Neots PE19 1BB Conversion of a commercial unit (Class E) to a mixed 2 commercial (Class E) and 3 residential units (Class C3)		
S4	24/00142/HHFUL	Mr & Mrs Radford 15 Church Meadows St Neots PE19 1PR Proposed ground floor rear and front extensions.		
S5	24/00538/HHFUL	Mr Turgay Aslan 115 Crosshall Road Eaton Ford St Neots Erection of first floor extension over existing garage and utility room with front and rear flat roof dormers		
All other applications				
S6	24/00450/HHFUL	Mrs Angela Brewster 6 River Road Eaton Ford St Neots Over clad existing brick and concrete elevational elements in Cedral White horizontal cladding.		
S7	24/00387/HHFUL	Mr Hopkins 9 Chaucer Place Eaton Ford St Neots Erection of a two storey side extension including new external flue for wood burner. Replacement of existing uPVC cladding with grey Hardieplank weatherboarding and reposition existing side fence to back edge of highway footpath		

Agenda Item 5



Attachment 2

Schedule of Planning Applications – 9th April 2024

No.	Reference	Development	SNTC Decision	Notes
S8	24/00409/HHFUL	Nigel Prout 9 Milton Avenue Eaton Ford St Neots To extend an existing dropped kerb.		
S9	24/00339/HHFUL	Name – Redacted 60 Hardwick Road Eynesbury St Neots Erection of summerhouse (retrospective).		
S10	23/01786/FUL	Mrs I Manolache 47 Springbrook Eynesbury St Neots Change of use from amenity land to garden and erect brick wall		

Chairperson

From: snn <snn@3csharingservices.org>

Sent: Tuesday, April 2, 2024 2:41 PM

Subject: Street Naming & Numbering Notifications - BMXHVHPZ - PEPPERCORN LANE, EATON SOCON

Please find attached the latest Street Naming & Numbering Notification.

Allocation of addressing to an existing cricket club at Peppercorn Lane, Eaton Socon.

To Be Known As:

**EATON SOCON CRICKET CLUB
THE TERRY DAY CRICKET GROUND
PEPPERCORN LANE
EATON SOCON
ST NEOTS
PE19 8HL**

Kind Regards

Sharon

Sharon Bish
Technical Consultancy Officer
Mobile:

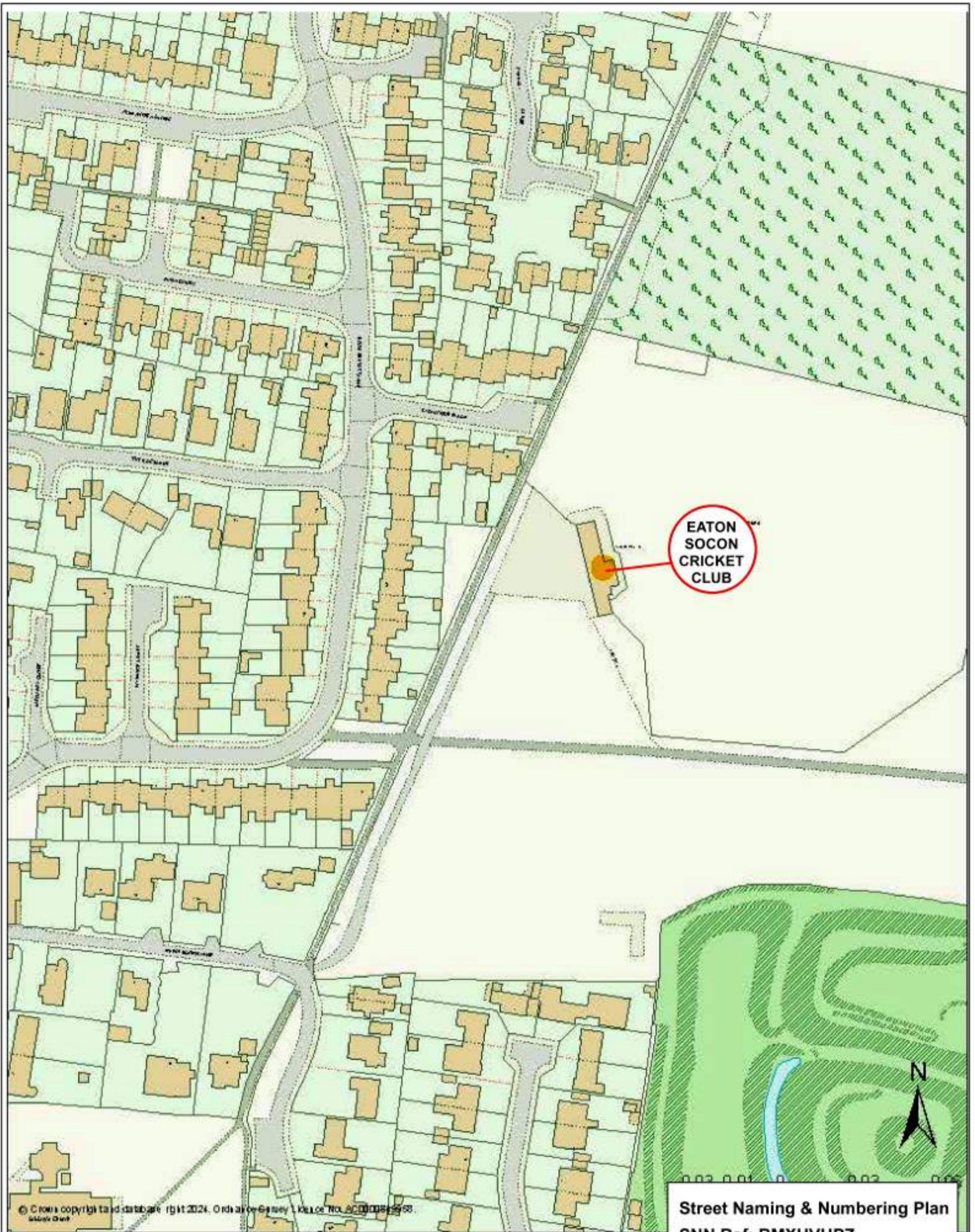
Office: 01223 457110

Email: snn@3csharingservices.org

Website: www.3csharingservices.org/

*****Remember if you contact 3C BC before 9am we guarantee an inspection the same day! Or use the LABC Inspection Request app to pre-book [Apple](#) and [Android](#).***

Connect with 3C Building Control on [Facebook](#), [Instagram](#), [LinkedIn](#), [Twitter](#) and [YouTube](#).



**EATON
SOCON
CRICKET
CLUB**

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Title:
Peppercom Lane, Eaton Socon

Street Naming & Numbering Plan
SNN Ref: BMXHVHPZ
 Development Address: Existing Pavilion At
 Eaton Socon Cricket Ground,
 Peppercom Lane, Eaton Socon.
 ① Property Number
 Date Created: 22/03/2024