



## 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 & 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 1<sup>st</sup> October 2024** at **6.15pm** in the **Eatons Community Centre, 18 The Maltings, Eaton Socon, St Neots, PE19 8ES**

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 – 17<sup>th</sup> September 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 Street Naming and Numbering**  
Allocation of addressing:
  - i) 23 High Street, St Neots Attachment 3
  - ii) 58-62 High Street, St Neots Attachment 4
- 7 Pavement Licence Applications**  
To consider/note any Huntingdonshire District Council Consultations for Pavement Licence Applications. Attachment 5



**8. Development Management Committee**

To receive any updates from the Committee Chairperson.



## Planning Committee

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

**Absent:** Cllr Copper-Marsh, Dunford and Terry

**In Attendance:** Town Clerk, Events and Communications Officer

Minutes of the meeting of the **Planning committee** held on **Tuesday 17<sup>th</sup> September 2024** at **6.00pm** in the Eatons Centre, 18 The Maltings, Eaton Socon, St Neots, PE19 8ES.

- | 049 Apologies for Absence   | ACTIONS |
|---|---------|
| Apologies were received from Cllrs Cooper-Marsh, Dunford and Terry  |         |
| <b>050 Declarations of Interest</b>   |         |
| Cllr Slade and Pitt declare non-pecuniary interests in the Urban & Civic Wintringham applications as the St Neots Festival, of which they are organisers had received funding from the applicant. |         |
| <b>051 Minutes</b>  |         |
| RESOLVED to approve of the minutes of the Planning Committee meeting held on 3 <sup>rd</sup> September 2024 as a true and accurate record.  | Admin   |
| <b>052 Public Participation</b>   |         |
| There was one member of the public present.   |         |
| <b>053 Schedule of Current Planning Applications</b>  |         |
| The Committee considered the schedule of current planning applications, and the recommendations made by the committee are appended to these minutes.  | Admin   |
| <b>054 Disabled Bay Applications</b>  |         |
| Members received and noted applications for disabled persons parking bays at the following locations;   |         |
| i) Mallard Lane   |         |
| ii) Flawn Way   |         |
| <b>055 Pavement License Applications</b>  |         |
| There were none.  |         |
| <b>056 Development Management Committee</b>   |         |
| The Chairman informed Members that there had not been a meeting of the District Council's Development Management Committee since the last meeting of the Town Council planning committee.         |         |

**COMMITTEE CHAIRPERSON**



Schedule of Planning Applications – 17<sup>th</sup> September 2024

No.	Reference	Development	SNTC Decision	Notes
<b>The following application/s are for listed building consent</b>				
<b>S1</b>	24/01498/LBC	<b>Twigden - Bewick Homes Ltd 7 - 9 Market Square St Neots</b> Change of Use, and partial demolition of former Public House to 9 residential units.	<b>Object</b>	The Council is not opposed to residential development on the site but believes the development of 9 dwellings is an over development of the site.
<b>S2</b>	24/01497/FUL	<b>Twigden - Bewick Homes Ltd 7 - 9 Market Square St Neots</b> Change of Use, and partial demolition of former Public House to 9 residential units.	<b>Object</b>	The Council would prefer to see a reduction in the number of dwellings, providing better a better quality and size of accommodation.  Loss of light and overshadowing.
<b>S3</b>	24/01502/LBC	<b>Ms J Roberts - AJJ Premises Ltd Siberia House 30 Cambridge Street St Neots PE19 1JL</b> Change of Use of dwelling to Children's Day Nursery and demolition and replacement outbuildings Siberia House.	<b>Object</b>	Road access Highway safety  Lack of Transport Strategy to show how the application will manage and address high traffic volume at drop off / pick up time.
<b>S4</b>	24/01501/FUL	<b>Alison Hutchinson - AJJ Premises Ltd Siberia House 30 Cambridge Street St Neots PE19 1JL</b> Change of Use of dwelling to Children's Day Nursery and demolition of outbuildings.	<b>Object</b>	The Council is not opposed to the use of the building as a nursery; however the Council is concerned for safety of pedestrians being dropped off and traffic congestion.  The Lidl Car Park is likely to be used by parents and there is no crossing to safely cross the road.  There is minimal parking in the area and this may cause congestion issues during drop off and pick up times.
<b>The following application/s are in a conservation area</b>				
<b>S5</b>	24/01379/HHFUL	<b>Miss Lynne Thornton 11 Ackerman Gardens Eaton Socon St Neots</b> Retrospective application for a double brick wall with six pillars. Two of the pillars with steels to hold two wooden entrance gates.	<b>Object</b>	Effect on listed building and conservation area  Design, appearance and materials
<b>S6</b>	24/00637/FUL	<b>Ansy Brown - Longhurst Group Maddison House Bedford Street St Neots PE19 1HW</b> Renewal of windows, change of material from metal frames to uPVC.	<b>Support</b>	Fits in with the local street scene
<b>S7</b>	24/01377/FUL	<b>Keith Wilkinson - Metropolitan Thames Valley Pulleyn Court Tebbutts Road St Neots PE19 1RQ</b>	<b>Support</b>	Fits in with the local street scene

Schedule of Planning Applications – 17<sup>th</sup> September 2024

No.	Reference	Development	SNTC Decision	Notes
		Replacement of existing timber double glazed casement windows with PVCu double glazed casement windows. Design, colour and fenestration to match existing. Replacement of timber external doors with new composite external doors.		
<b>S8</b>	24/80112/COND	<p><b>Joe Dawson - Urban &amp; Civic plc and Wintringham Partners LLP</b>  <b>Wintringham Park Cambridge Road St Neots</b></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>	<b>Noted</b>	The Council does not have the sufficient technical expertise to comment on the application and will be guided by the comments of technical consultees and officers.
<b>S9</b>	23/00652/REM	<p><b>Urban and Civic on behalf of Wintringham Partnership LLP</b>  <b>Wintringham Park Cambridge Road St Neots</b></p> <p>Application for Reserved Matters Approval relating to 17/02308/OUT for grey, green and blue infrastructure to include: the construction of extensions to the Western and Eastern Primary Routes, the creation of attenuation ponds, hard and soft landscaping, the creation and upgrade of footways and cycleways, the installation of a pumping station and rising main, and all ancillary works, associated infrastructure and engineering works. Includes works outside of the defined Key Phase 1 boundary.</p>	<b>Noted</b>	

Schedule of Planning Applications – 17<sup>th</sup> September 2024

No.	Reference	Development	SNTC Decision	Notes
<b>S10</b>	24/01539/REM	<b>GPS Estates Ltd</b> <b>Land Adjacent And Including 2 Cromwell Road Eynesbury</b> Reserved Matters Application relating to the details of the appearance, landscaping, layout and scale of 20/00896/OUT for no. 83 dwellings.	<b>Support</b>	We consider that the proposal would assimilate itself to the existing part of the town. Satisfactory proposal in terms of scale and pattern of development. Within a sustainable location.
<b>S11</b>	24/01552/HHFUL	<b>Mrs Beverly March</b> <b>35 Drake Road Eaton Socon St Neots PE19 8HS</b> Erection of single storey side and rear extension to create annexe and rear extension to extend bedroom.	<b>Support</b>	Minimum impact on neighbours  We consider that the proposal would assimilate itself to the existing part of the town
<b>S12</b>	24/01486/HHFUL	<b>Mr Graham Wood</b> <b>2 Milton Avenue Eaton Ford St Neots</b> Proposed single storey extension to the side / rear and replace existing flat roofs with pitched roofs.	<b>Support</b>	Fits in with local street scene
<b>S13</b>	24/01413/HHFUL	<b>Tommy Brennan</b> <b>5 Wordsworth Avenue Eaton Ford St Neots PE19 7RA</b> Erection of two storey front extension to dwelling.	<b>Support</b>	Satisfactory proposal in terms of scale and pattern of development
<b>S14</b>	24/01489/HHFUL	<b>Luke Johnson</b> <b>15 Lawrence Road Eaton Ford St Neots PE19 7RP</b> Erection of single storey front extension, single storey rear extension, retaining wall and timber fence, and replacement boarding to first floor of front elevation.	<b>Support</b>	We consider that the proposal would assimilate itself to the existing part of the town
<b>S15</b>	24/01191/FUL	<b>Mr Ben Train – Tesco</b> <b>Tesco Barford Road Eynesbury St Neots PE19 2SA</b> Proposed new click and collect parking and double canopy.	<b>Support</b>	Within a sustainable location. Makes efficient use of the site.

Schedule of Planning Applications – 17<sup>th</sup> September 2024

No.	Reference	Development	SNTC Decision	Notes
<b>S16</b>	24/01475/HED	<b>Charlotte McGill - Anglian Water Services Limited</b> <b>Sewage Treatment Works</b> <b>Huntingdon Road St Neots</b> Hedgerow removal is required for the installation of a new sewer rising main.	<b>Support</b>	Makes sufficient use of the site.
<b>S17</b>	24/01647/TREE	<b>Mr John Hancock</b> <b>391 Great North Road Eaton Ford</b> <b>St Neots PE19 7FP TREE</b> T1 Oak - Prune by 3m to leave property and neighbouring property. Dead wood and crown lift to meters. T2 Oak - Prune by 3m to reshape. Dead wood and crown lift to 4 meters, because limbs are grown over boundary toward path and highway more significantly than the others, and to stop the likelihood of failure.	<b>Support</b>	Subject to agreement of the arboricultural officer.

Chairperson

Schedule of Planning Applications – 1<sup>st</sup> October 2024

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	24/01662/LBC	<b>Mr Avtar Pardesi</b> <b>28 Cambridge Street St Neots PE19 1JL</b> Demolition of Existing Garage structure and wall, including alteration to existing wall and formation of new gated entrance		
S2	24/01716/HHFUL	<b>Anderw Reading</b> <b>16 Church Meadows St Neots PE19 1PR</b> Erection of single storey side extension		
The following application/s are in a conservation area				
S3	24/01635/S73	<b>Mr David Bineth - Neots Properties Ltd</b> <b>Poundstretcher Tebbutts Road St Neots</b> Variation of condition 2 (plans listed in table above) of 23/00484/S73 to allow for amended drawings		
S4	24/01559/HHFUL	<b>Mrs Adele Smith</b> <b>81 Avenue Road St Neots PE19 1LH</b> Demolition of part of single storey rear extension. Erection of single storey and two storey extension to the rear with associated landscaping and drainage.		
S5	24/01637/HHFUL	<b>Mr &amp; Mrs Roper</b> <b>173 Crosshall Road Eaton Ford St Neots</b> Replacement boundary wall.		
S6	24/01470/FUL	<b>Mr Pete Mcar</b> <b>Land At 48 Beauchamp Close Eaton Socon</b> Erection of one self build dwelling.		
S7	24/01652/HHFUL	<b>Mr &amp; Mrs Dobbin</b> <b>103 Potton Road Eynesbury St Neots</b> Erection of ground floor rear extension and new pitched roof with dormer		
S8	24/01604/S73	<b>Mr Mark Garrood</b> <b>15 - 16 Howard Road Eaton Socon St Neots</b>		



## Agenda Item 5



## Attachment 2

### Schedule of Planning Applications – 1<sup>st</sup> October 2024

No.	Reference	Development	SNTC Decision	Notes
		Variation of condition 5 on 24/00723/FUL to change the velocity cone to an accelerator fan on the flue		

**Chairperson**

Street Naming & Numbering Plan

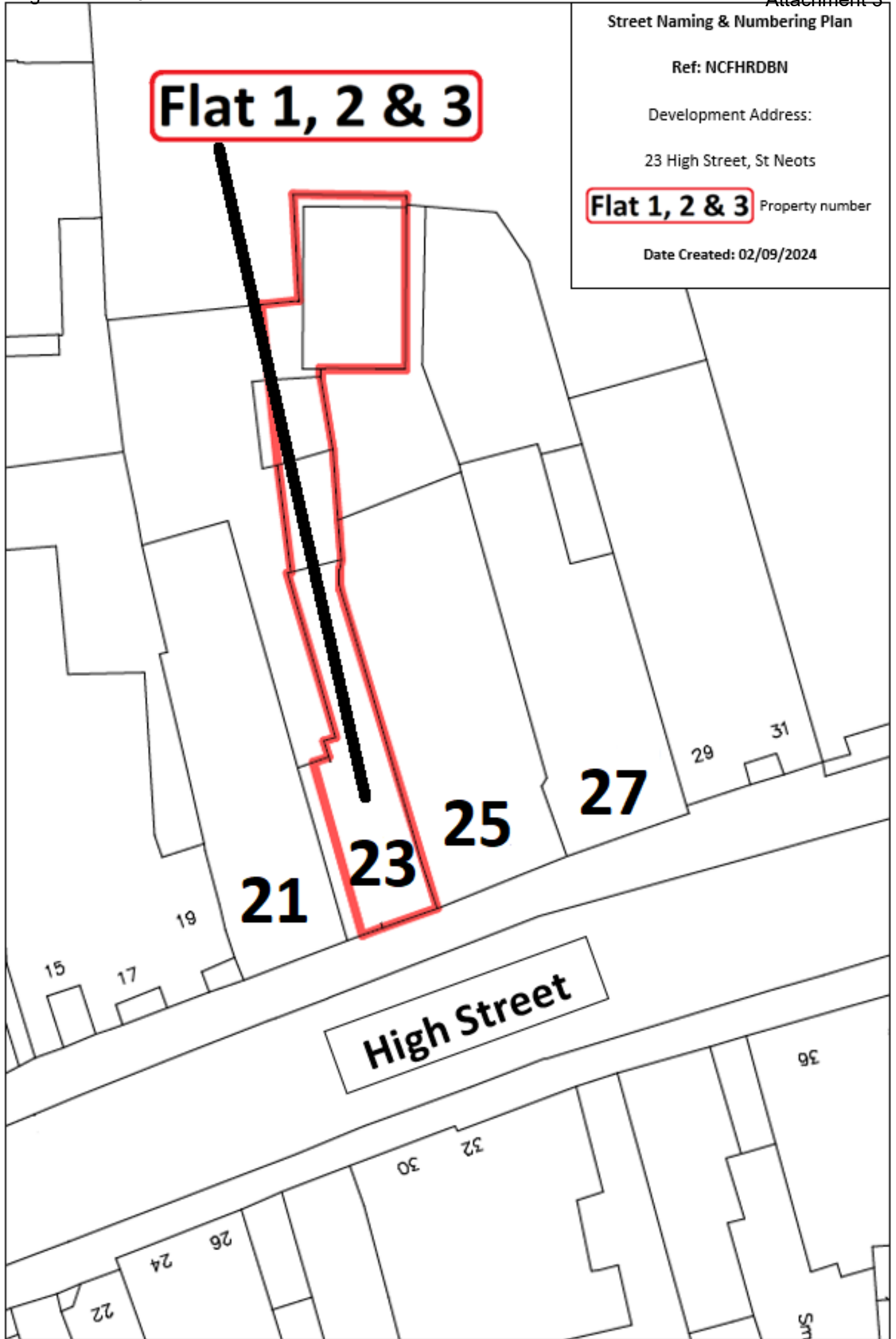
Ref: NCFHRDBN

Development Address:

23 High Street, St Neots

**Flat 1, 2 & 3** Property number

Date Created: 02/09/2024





**CAMPBELL McCRAE Limited**  
 architectural services

Project:  
**23 High Street, St Neots**

Drawing title:  
**Location Plan**

Scale Date Drwg No. Revision  
**1:1250@A4 June 21 22008\_00 A**

Chapel House, 5 The Siles, Godmanchester, Huntingdon, Cambridgeshire, PE29 2JF  
 Tel: 01480 433073 Web: www.campbell-mccrae.co.uk  
 Registered number: 7830594, Registered in England and Wales. Registered address: 88 High St, Ramsey, Cambs, PE26 1BS

Use figured dimensions only, do not scale.  
 Campbell McCrae Ltd can accept no responsibility for the interpretation of this drawing when the practice is not named as contract administrator in the building contract.

**3C Shared Services**

**DQMZQSHS - Splitting into 8 Commercial Units of 58 - 62 High Street, St Neots.**

Unit 1 (gf) – 62 High Street, St Neots

Unit 2 (gf) – 60A High Street, St Neots

Unit 3 (gf) – 60 High Street, St Neots

Unit 4 (gf) – 58B High Street, St Neots

Unit 5 (gf) – 58A High Street, St Neots

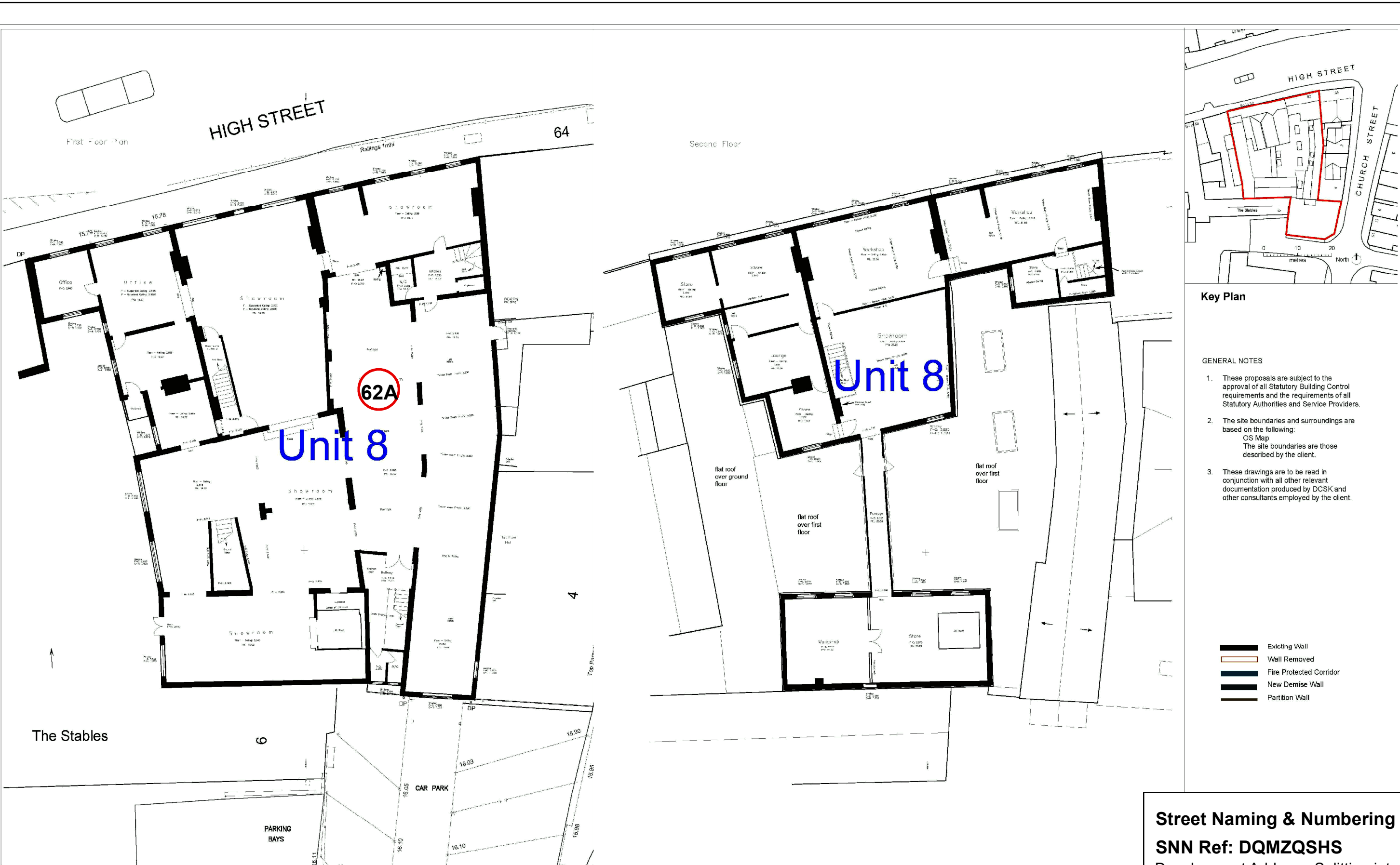
Unit 6 (gf) – 58 High Street, St Neots

Unit 7 (gf) – 62B High Street, St Neots

Unit 8 (ff & sf) – 62A High Street, St Neots

Your addresses can only become live on Royal Mail's online postcode finder once a property is built and ready to receive mail. **To make the address live, please telephone 03456 011110 (option 3). Please ask them to check in their 'Not Yet Built' file.**

**September 2024**



**Key Plan**

- GENERAL NOTES**
1. These proposals are subject to the approval of all Statutory Building Control requirements and the requirements of all Statutory Authorities and Service Providers.
  2. The site boundaries and surroundings are based on the following:  
OS Map  
The site boundaries are those described by the client.
  3. These drawings are to be read in conjunction with all other relevant documentation produced by DCSK and other consultants employed by the client.

- Existing Wall
- Wall Removed
- Fire Protected Corridor
- New Demise Wall
- Partition Wall

**Street Naming & Numbering Plan**

**SNN Ref: DQMZQSHS**  
 Development Address: Splitting into 8 Commercial Units of 58 - 62 High Street, St Neots.

Property Number

**Date Created: 17/09/2024**

**1. Existing First Floor Plan**

**2. Existing Second Floor Plan**

**DCSK**  
 91 Swains Lane, London N6 6PJ  
 +44 7730 762745 paul@DCSK.design

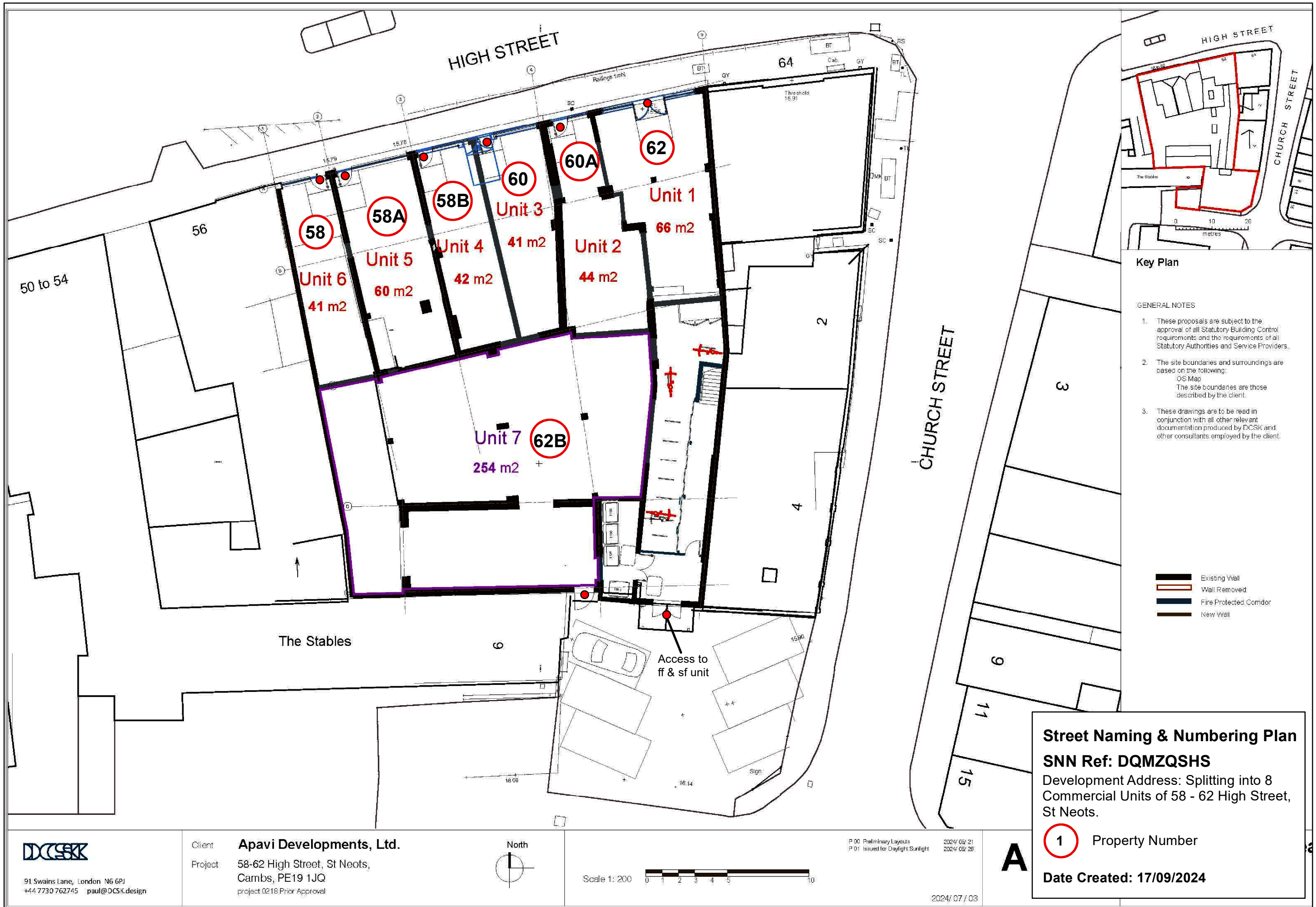
Client **Apavi Developments, Ltd.**  
 Project 58-62 High Street, St Neots, Cambs, PE19 1JQ  
 project Q218 Prior Approval



North  
 P 00 Preliminary Layouts 2024/05/21  
 P 01 Issued for Daylight Sunlight 2024/05/29  
 P 02 Issued for Planning 2024/06/28

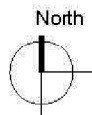
**A 11**

2024/08/28



91 Swains Lane, London N6 6PJ  
+44 7730 762745 paul@DCSK.design

Client **Apavi Developments, Ltd.**  
Project 58-62 High Street, St Neots,  
Cambs, PE19 1JQ  
project 0218 Prior Approval



Scale 1: 200



P 00 Preliminary Layouts 2024/05/21  
P 01 Issued for Daylight Sunlight 2024/05/28

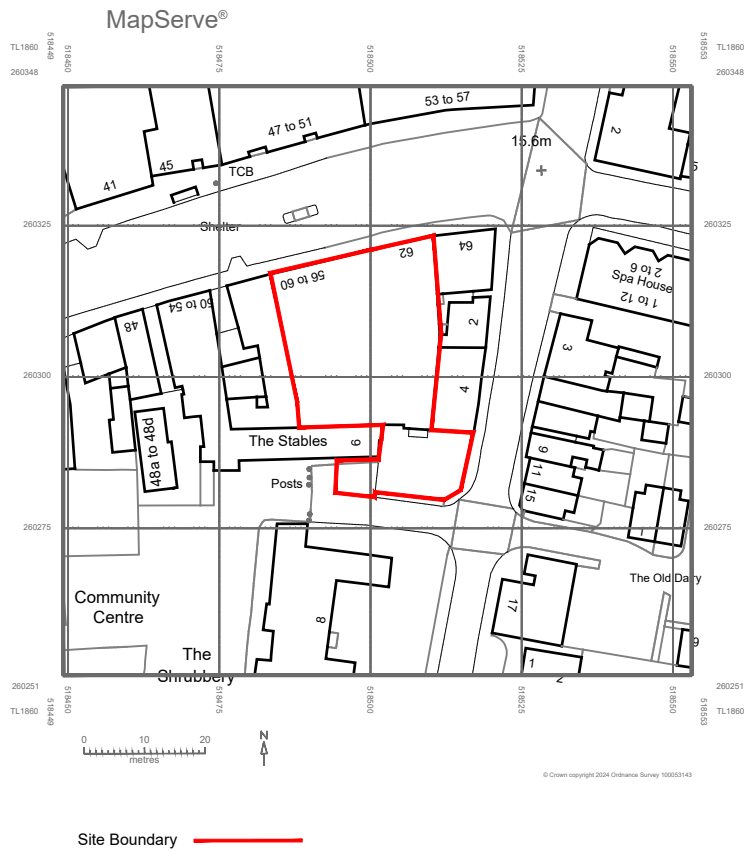
2024/07/03

**A**

**Street Naming & Numbering Plan**  
**SNN Ref: DQMZQSHS**  
Development Address: Splitting into 8  
Commercial Units of 58 - 62 High Street,  
St Neots.

**1** Property Number

**Date Created: 17/09/2024**



 <p>91 Swains Lane, London N6 6PJ +44 7730 762745 paul@DCSK.design</p>	<p>Client <b>Apavi Developments, Ltd.</b></p> <p>Project 58-62 High Street, St Neots, Cambs, PE19 1JQ project 0215</p>	<p><b>A 01</b></p>	<p>Location Plan</p>
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Re: Temporary Pavement Licence Application – Business and Planning Act

Please can you review the information below and provide a response within 14 days otherwise the application will be deemed to have received no representations and will be granted.

Local Authority	Huntingdonshire District Council
Application Type	Pavement Licence
Applicant(s) name	Luan Saraqi
Address where licence will have effect	2 Church Walk, St Neots, PE19 1JH
Days and times licence applied for	Monday to Sunday – 08:00 to 23:00
Type of furniture to be used	3 Tables 9 Chairs

In respect of the information above could you advise?

1. Has your Local Authority/Organisation taken Enforcement Action against the individual/business detailed above?
2. Is there anything that the Council should be aware of concerning this application before it determines the application?

Please feel free to contact me if you require any further information in relation to the named application.

Yours faithfully

Licensing



Form Reference number:  
K

**Form title:** Licensing - Apply for a Pavement Usage Licence

**Page:** Your Details

If you are [signed in](#), this page will fill in for you and then you can track your service request online.

You can [Register for a My Account here](#) and once signed in, you will be able to monitor your contact with the council.

Please provide us with your details as the applicant and your business details

<b>First name</b>	Luan
<b>Last name</b>	Saraqj
<b>Email address (this is the method we will use to contact you)</b>	luan@shume.co.uk
<b>Phone number</b>	07967172922

## Business Details

<b>Business name</b>	Shume Bottle Emporium Limited
<b>Your role in the business</b>	Director

Please provide the registered address of the business. You will be asked for details of where you would like to use the pavement later in the form.

<b>Registered business address line1</b>	Unit 2
<b>Registered business address line 2</b>	Church Walk
<b>Registered business address line 3</b>	
<b>Registered address line 4</b>	
<b>Registered business address postcode</b>	PE19 1JH
<b>Is your correspondence address different from your registered business address?</b>	No

Form Reference number:  
HSPZMTMK

**Form title:** Licensing - Apply for a Pavement Usage Licence

**Page:** Application Details

You will need to provide us with details of:

- the premises for which you are applying for a pavement usage licence and
- how you will be using the pavement.

Your application must be in compliance with the [government's guidance](#).

An outline of the guidance and the conditions which will be attached to any licence granted can be found on our [website](#).

## Premises Details

Please provide details of where you wish to use the pavement.

<b>Premises name</b>	Shume Bottle Emporium
----------------------	-----------------------

**Your premises must be within the Huntingdonshire district**

<b>Premises address line 1</b>	Unit 2
<b>Premises address line 2</b>	Church Walk
<b>Premises address line 3</b>	
<b>Premises address line 4</b>	
<b>Premises address postcode</b>	PE19 1JH
<b>What is your primary type of business at this address?</b>	Other
<b>Details of your type of business</b>	Coffee shop / Bar / Bottle Shop / Cheese Shop

## Usage Details

**Section:** Please upload the following documents:

- Plan of the location to include measurement of the area and the number of tables & chairs requested
- Image of the furniture to be used

**Uploaded files\***

[883 Shume-Plans Elevations \(1\).pdf](#)  
[Furniture to be used.jpg](#)

\* If empty, no files were uploaded

I confirm I have attached a plan of the location and image of the furniture as required.

Please remember that the pavement area must be adjacent to the premises to which this application applies.

## Pavement Usage Hours

## Agenda Item 7

Please indicate below, for each day of the week, the hours you plan to use the pavement area. If you do not plan to use the pavement on a given day, please enter 'None' for that day. Please use the 24 hour clock (eg 10:00 - 16:00) to specify the start and finish times to avoid confusion.

<b>Monday</b>	08:00 - 23:00
<b>Tuesday</b>	08:00 - 23:00
<b>Wednesday</b>	08:00 - 23:00
<b>Thursday</b>	08:00 - 23:00
<b>Friday</b>	08:00 - 23:00
<b>Saturday</b>	08:00 - 23:00
<b>Sunday</b>	08:00 - 23:00

## Licence Details

<b>On what date do you want the licence to start?</b>	01/10/2024
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## Insurance Details

You must hold valid public liability insurance for the activities for which you are applying. You must provide Huntingdonshire District Council with evidence that this insurance is already in place or will be in place before the start date of your licence.

**Section:** Evidence of public liability insurance

This should be a certificate of insurance or a statement of intent by an insurance company to provide public liability insurance to your business.

**Uploaded files\***  
[\(Shume Bottle Emporium #1822033125\) Policy Schedule for .pdf](#)

\* If empty, no files were uploaded

I confirm I have uploaded evidence that I will hold valid public liability insurance for the usage I have requested for the duration of the licence and that, in the event that my insurance changes, I will notify you of any changes.

## Applicant Statement of Facts

<b>Have you previously had an application for a pavement licence refused in the last 5 years by anyone (including an application for a permanent licence you may have made to Cambridgeshire County Council)?</b>	No
	<input checked="" type="checkbox"/> I confirm that all furniture is removable and not a permanent fixed structure.
	<input checked="" type="checkbox"/> I confirm that all furniture will be stored away from the pavement area and will not be

usable or cause obstruction to the public or other businesses outside the licensed hours.

." name="ct100\$ContentPlaceholder\$BodyContent\$TwoMetres\$Answer\$InputField\$0" id="ContentPlaceholder\_BodyContent\_TwoMetres\_Answer\_InputField\_0" checked="checked" /> **I confirm I am aware of the minimum footway widths and distances required for access by mobility and visually impaired people as set out in Section 3.1 of the [Inclusive Mobility guidance](#).**

**I confirm that I understand that failure to comply with these terms may lead to my licence being revoked and further enforcement action.**

Below is a table showing fees. We will contact you once we have recieved the completed form and required documents.

	<b>Fee A</b> - Up to a maximum of 5 Tables and/or 20 chairs	<b>Fee B</b> - Over 5 tables and/or 20 chairs
New Licence for up to 2 Years	£330	£380
Renewal Licence for up to 2 Years	£240	£280

Form Reference number:  
HSPZMTMK

**Form title:** Licensing - Apply for a Pavement Usage Licence

Page: Declaration

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## Review your answers

Before submitting your form you can review all of the answers you have given so far by clicking on the link below.

[Open a read only view of the answers you have given \(this will open in a new window\)](#)

## Declaration

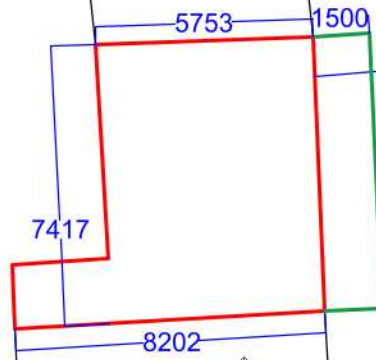
By submitting this application form you are agreeing to the following statements:

- I understand that I am required to give notice of my application in accordance with the requirements of the Business and Planning Act 2020 and that failure to do so will lead to the refusal and/or revocation of any licence granted.
- I understand that I must hold and maintain public liability insurance with a minimum of £5 million.
- I understand my application will not be considered complete until all the required documents and information have been provided.
- I declare that the information given above is true to the best of my knowledge and that I have not wilfully or recklessly omitted any necessary material. I understand that if there are any wilful or reckless omissions, or incorrect statements made, my application may be refused without further consideration or, if a licence has been issued, it may be liable to revocation.

By ticking this box, you confirm that you have read and agreed to the statements above.

Now submit your form using the submit button below.

Church Walk



GREEN LINE SHOWS PROPOSED AREA FOR OUTDOOR SEATING

RED LINE SHOWS THE AREA COVERED BY THE ALCOHOL LICENCE

0 10 20 30m



NORTH

<p><b>NOTES -</b></p> <p>Drainage subject to a visit by the builder and assessment of existing drains.</p> <p>Party wall act may be required and is the responsibility of the homeowner, we can advise if required.</p> <p>Please review our Terms and Conditions on our website <a href="http://www.binneyandsimsdesign.co.uk">www.binneyandsimsdesign.co.uk</a></p> <p>Site plans and Location plans purchased from streetwise.net and are subject to their terms and conditions.</p> <p>Please do not scale from the drawing.</p> <p>Drawings are for planning purposes only.</p> <p>All dimensions are approximate. Prior to commencement of works the contractor is responsible for checking the plans to the site conditions. If any anomalies are found they are reported for rectification. Failure to do so at this stage will result in the contractor being liable for resulting costs incurred.</p> <p>Drawings are subject to structural engineering and building control.</p> <p>Copyright- © 2021</p>	Client: Shume
	Site Address: 2 Church Walk Saint Neots Cambridgeshire PE19 1JH
	Scale: 1:200, 1:1250
	Drawn By: OJS
	Date: 16th November 2021
	Drawing No: 883-SPLP