

Planning Committee

To: Cllr Slade (Chairperson), Collins, Dunford, Kumar, Maslen, Pitt, Terry

Copies: Town Councillors - not on this committee
County Councillors (who are not a Town Councillor) – S Ferguson, K Prentice, G Seeff & S Taylor
District Councillors (who are not a Town Councillor) – L Davenport-Ray, S Ferguson, A Jennings,
M Pickering, I Taylor, S Taylor, G Welton
Local Press, Town Council website

Agenda for the meeting of the **Planning committee** to be held on **Tuesday 12TH March 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 councillors' apologies.
2. **Declarations of Interest**
To receive from Councillors declarations as to Disclosable Pecuniary Interests and/or Non-Statutory Disclosable Interests along with the nature of those interests to any agenda item.
3. **Election of a Deputy Chairperson**
Members to elect a Deputy Chairperson for this committee
4. **Minutes**
To approve the minutes of the Planning Committee meetings held on 27th February 2024 as a true and accurate record. Attachment 1
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. **Wintringham Trajectory and Update on Key Phase 2**
To receive and consider an update from representatives of Urban & Civic on Wintringham Trajectory and Key Phase 2.
7. **Schedule of Current Planning Applications**
To review current planning applications and make recommendations to Huntingdonshire District Council. Attachment 2
8. **Town and Country Planning Act 1990 Sections 78**
To receive and consider communication from Huntingdonshire District Council on appeals made to the Secretary of State in respect of the sites below: Attachment 3
Land Adjacent 31 Luke Street Eynesbury

- Proposed Development Erection of six bungalows and associated works.
90 Lannesbury Crescent St Neots PE19 6AF
 - Proposed Development Proposed loft conversion.
1 Field Cottage Road Eaton Socon St Neots
 - Proposed Development Erection of a single-storey three-bedroom dwelling.
- 9. Huntingdonshire Local List Validation Requirements Consultation**
To receive and consider communication from Huntingdonshire District Council Attachment 4
on the Local Validation Requirements Consultation.
- 10. Development management committee**
To receive any updates from the Committee Chairperson.

Chris Robson TOWN CLERK



Planning Committee

- Present:** **Committee Members**
Cllrs Slade (Chairperson), Collins, Dunford, Maslen and Pitt
- Absent:** Kumar, Terry
- In Attendance:** Town Clerk, Senior Administrator

Minutes of the meeting of the **Planning committee** held on **Tuesday 27th February 2024** at 6.15pm in the Priory Centre, Priory Lane, St Neots, PE19 2BH.

- | | ACTIONS |
|--|----------------------|
| 260 Apologies for Absence
Apologies were received and noted from Cllrs Kumar and Terry. | |
| 261 Declarations of Interest
None. | |
| 262 Minutes
RESOLVED to approve the minutes of the Planning Committee meeting held on 23 rd January 2024 as a true and accurate record. | Admin |
| 263 Public Participation
There was one member of the public present who did not wish to address the Council. | |
| 264 Schedule of Current Planning Applications
Members considered the schedule of planning applications, and their responses are appended to these minutes. | Senior Administrator |
| 265 Development Management Committee
There were no applications for St Neots on the most recent DMC meeting. | |

COMMITTEE CHAIRPERSON



Schedule of Planning Applications – 27th February 2024

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	24/00091/LBC	Nationwide Building Society 5 Market Square St Neots PE19 2AR External signage to be replaced with new.	SUPPORT	In keeping with locality.
S2	24/00160/LBC	Mr Bridge Priory House Priory Lane St Neots Reinstatement of historic double door opening and the closing off of two more modern single openings to the Drawing room.	SUPPORT	Subject to approval by the Heritage Officer. Improves the property.
The following application/s are in a conservation area				
S3	24/00074/FUL	Clark - St Neots Tennis Club St Anselm Place St Neots External changes to the club house, extension of the hardstanding within the site and the construction of a raised decking area.	SUPPORT	Subject to approval of LLFA/Environment Agency in relation to the proposed extension of the existing hard standing and construction of a raised deck area.
S4	24/00197/HHFUL	Mr Richard Newman 10 Peppercorn Lane Eaton Socon St Neots A new porch on the main house.	SUPPORT	Minimum Impact on Neighbours Fits in with street scene
S5	24/00188/TREE	Mr Mark Fox St Neots Golf Club Crosshall Road Eaton Ford Remove approx 10 Willow Trees along the 17th fairway that run parallel to the River Ouse. The canopies have started to fail resulting in them breaking off and becoming a safety hazard.	SUPPORT	Subject to approval of HDC arboricultural officer.
All other applications				
S6	23/02385/HHFUL	Mrs Stead 30 Wilkinson Close Eaton Socon St Neots Erection of single storey side extension	SUPPORT	Minimum impact on neighbours. Makes efficient use of its site.
S7	23/02509/FUL	Cambs Fire and Rescue Service St Neots Fire Station Huntingdon Street St Neots Single storey extensions, alterations, and external works.	SUPPORT	Improves the property. Within a sustainable location.
S8	24/00081/NMA	Wintringham Partners LLP Non-material amendment of 21/00806/REM to amend proposals to include addition of	SUPPORT	Within a sustainable location.



Schedule of Planning Applications – 27th February 2024

No.	Reference	Development	SNTC Decision	Notes
		fibre building adjacent to pumping station access road		
S9	23/01983/FUL	Dionne Woodward 2 Foundry Way Eaton Socon St Neots Construction of a workshop	SUPPORT	Satisfactory proposal in terms of scale and pattern of development.
S10	23/02494/ADV	Motor Fuel Group Limited Advertising Board At Petrol Station Great North Road Eaton Socon Consent To Display 5m EV Totem	SUPPORT	Fits in with the local street scene.
S11	24/00145/HHFUL	Mr Vistor Hubbard 1 Clover Road Eaton Socon St Neots Single storey extension to the front of the property	SUPPORT	Minimum impact on neighbours.
S12	23/01345/FUL	Howcroft – Finishing Aids & Tools Ltd 34 - 35 Little End Road Eaton Socon St Neots Proposed rear extension for storage	SUPPORT	Fits in with the local street scene.
S13	24/00125/TREE	Mr D Parker Eat N Bowl St Neots Huntingdon Street St Neots 1 Limes - remove three large branches on the Lime trees.	SUPPORT	
S14	24/00223/TREE	36Globalnet 8 Bushmead Road Eaton Socon St Neots T3 (Beech Tree) - Remove to ground level and treat stump	SUPPORT	Subject to approval of HDC arboricultural officer.

Chairperson

Schedule of Planning Applications – 12th March 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		
S2	24/00304/LBC	Punch Pubs Public House Wagon and Horses 184 Great North Road, Eaton Socon, St Neots PE19 8EF Proposed installation of new aluminium framed secondary glazing to existing windows internally at Ground and First Floor Levels		
S3	24/00390/LBC 24/00389/FUL	Mr James Gough 18 Market Square St Neots PE19 2AF Change of use from Class E to mixed use Class E and Class C4 (single home of multiple occupancy).		
The following application/s are in a conservation area				
All other applications				
S4	24/00243/HHFUL	Mr R Sneddon 8 Linley Road Eynesbury St Neots Erection of single storey front extension and alterations to fenestration of building including porch to side elevation		
S5	24/00141/FUL	Mr Selley 11 Dukes Road Eaton Socon St Neots PE19 8DD Proposed detached bedroom bungalow.		
S6	24/00179/HHFUL	Mr Richard Van Der Hart 25 Woodlands St Neots PE19 1UE Porch Extension to front of property.		
S7	22/01594/OUT	James Caffrey Land At Riversfield Great North Road, Little Paxton Outline application including matters of access, appearance, layout and scale (landscaping		

Agenda Item 5



Attachment 2

Schedule of Planning Applications – 12th March 2024

No.	Reference	Development	SNTC Decision	Notes
		reserved for future consideration) for 26 dwellings		
S8	24/00218/FUL	Mr Adrian Albone 2 Potton Road, Eynesbury St Neots Erection of a detached bungalow to land rear of existing dwelling		

Chairperson



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

Tel: 01480 388424
www.huntingdonshire.gov.uk

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

Planning Application Ref: 23/01164/FUL
HDC Appeal Ref: 24/00008/NONDET
Planning Inspectorate Ref: APP/H0520/W/23/3333921

22nd February 2024

Dear Clerk

TOWN AND COUNTRY PLANNING ACT 1990 SECTIONS 78

Proposed Development Land Adjacent 31 Luke Street Eynesbury
Erection of six bungalows and associated works

Appellant's name (s): AWJ Usher & Sons 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 failure of the Local Planning Authority to give notice of its decision within the appropriate period on an application for permission or approval.

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 East1@planninginspectorate.gov.uk, or write direct to Stephen Bartle, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, within 5 weeks of the appeal start date, which was the 21st February 2024, quoting the Planning Inspectorate appeal reference number APP/H0520/W/23/3333921. 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 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.



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Chris Robson
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Planning Application Ref: 23/01541/HHFUL
HDC Appeal Ref: 24/00007/REFUSL
Planning Inspectorate Ref: APP/H0520/D/24/3337120

20th February 2024

Dear Clerk

TOWN AND COUNTRY PLANNING ACT 1990 SECTIONS 78

Proposed Development 90 Lannesbury Crescent St Neots PE19 6AF
Proposed loft conversion.

Appellant's name (s): Mr Paul Lumbis

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 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 then you can contact the DM Admin team on Tel (01480)388418 or the case officer dealing with it Jeremy Miller 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



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Yours faithfully

Development Services
Huntingdonshire District Council

[Chris Robson](#)
[Maxine Wright](#)

FW: Re-consultation of a Review of the Huntingdonshire Local List

Date: 16 February 2024 15:56:56

From: Control, Development (Planning) <Development.Control@huntingdonshire.gov.uk>

Sent: Friday, February 16, 2024 3:53 PM

Subject: Re-consultation of a Review of the Huntingdonshire Local List

Dear Residents of Huntingdonshire,

Consultation of a Review of the Huntingdonshire Local List

Last December Huntingdonshire District Council (HDC) launched the Local List Validation Requirements consultation. Unfortunately, due to a technical error, some of the data captured was lost. To ensure that the results are reflective of the feedback from residents, a decision has been made to run the consultation again. If you have previously commented please submit your comments again in the new survey.

To ensure our local requirements are up to date, Huntingdonshire is embarking on a review of the contents of the Local Lists. We are writing to you to invite you to comment on the draft proposals before presenting them to the Development Management Committee early next year. The draft proposals can be found on Huntingdonshire District Council [consultation webpage](#).

It is important to Huntingdonshire District Council, that we engage with our Service users on potentially major changes to our working practices. This is your opportunity to get involved and shape the information we put out. The consultation starts at 5pm on Friday 16th February 2024 until the 31st March 2024, please share your views by accessing the [survey](#).

We then hope to take it to our committee in April 2024 subject to modifications evolving from this round of consultation.

Thank you in advance for your participation; it is welcomed.

Regards

Julie Ayre (Planning Service Manager- Development Management)

Development Services
Corporate Delivery
Huntingdonshire District Council



Local Validation Summary

A summary of the validation requirements for planning and other types of applications in Huntingdonshire.

Introduction

To assess an application, we need appropriate supporting information. Certain national requirements are mandatory (see 1-51) but we have discretion to adopt a local list of validation requirements (see 6-51 below).

Local validation criteria must comply with the following statutory tests:

- must be reasonable having regard to the nature and scale of the proposed development; and,
- may require particulars of, or evidence about, a matter only if it is reasonable to think that the matter will be a material consideration in the determination of the application.

For an application to be valid, you must provide all the required information (or a reasoned justification for not providing it). The checklist, guidance and the embedded links sets out the information that must be submitted for certain types of application.

General Notes

- Written dimensions are required on drawings
- If the application is found to be incomplete, we will contact you as soon as possible, and the application will not progress until we have received the necessary information
- Most planning applications require a submission of an application fee. Fees and exemptions can be found on the planning portal, within the [schedule of fees](#)
- Please use the link to view examples of [acceptable drawings](#)
- Please clearly show any revisions (e.g. Revision A)
- Please submit a copy of this completed checklist when submitting your application

Pre-Application Advice

[Pre-application advice](#) allows the local authority to provide an initial view on a development proposal before a planning application is submitted. Please access the link to find out more about the pre-application service and its benefits to you.

Submitting applications

Applicants are encouraged to submit applications online - Apply for planning permission via [Planning Portal](#)

For further information, please contact: Development.Control@huntingdonshire.gov.uk

If you require this information in large print, Braille, on audiotape or in any other format, please contact [01480 388388](tel:01480388388)

Statutory time limits

- The statutory determination period for major development is 13 weeks, 10 weeks for technical details consent and 8 weeks for all other types of development (unless an application is subject to an Environmental Impact Assessment, in which case a 16-week limit applies).
- Where a planning application takes longer than the statutory period to decide, and an extended period has not been agreed with the applicant, the government's policy is that the decision should be made within 26 weeks at most to comply with the planning guarantee.

For more information, please take a look at the gov website for [determining a planning application](#).

Important Note Regarding the Community Infrastructure Levy (CIL)

The introduction of the levy means that charging authorities require additional information to determine whether a charge is due and to determine the amount. Applicants will therefore be required to provide additional details to enable authorities to calculate levy liability, this can be found on [CIL Webpage](#) and should be submitted alongside every planning application.

National Requirements

This table sets out the [national requirements](#) to support all types of applications.

No	National requirements	Proposals for Planning Permission	Outline Planning Permission	Reserved Matters	House holder	Listed Building Consent	Lawful Development Certificate for a proposed or existing use	Advertisement Consent	Applicant checklist
1.	Application Form	x	x	x	x	x	x	x	<input type="checkbox"/>
2.	Location Plan	x	x	x	x	x	x	x	<input type="checkbox"/>
3.	Ownerships Certificates & Agricultural Declaration	x	x	x	x	x	x	x	<input type="checkbox"/>
4.	The Appropriate Fee	x	x	x	x	x	x	x	<input type="checkbox"/>
5.	Design and Access Statement*	x	x	x	x	x			<input type="checkbox"/>

*Please check validation checklist for the circumstances when this is required.

Local Requirements

This table sets out the local requirements to support all types of planning applications. Please click the following links to access the link to the guidance for each type of application.

Where the matrix below indicates that the document is required, please check the relevant validation checklist for the circumstances when this is required.

No	Local requirements	Proposals for Planning Permission	Outline Planning Permission	Reserved Matters	House holder	Listed Building Consent	Lawful Development Certificate for a proposed or existing use	Advertisement Consent	Applicant checklist
6.	Access Plan	x	x	x	x				<input type="checkbox"/>
7.	Affordable Housing Statement	x	x						<input type="checkbox"/>
8.	Agricultural, Forestry and other occupational dwelling(s) appraisal	x	x						<input type="checkbox"/>
9.	Air Quality Statements	x	x						<input type="checkbox"/>
10.	Arboricultural Impact Assessment or tree protection plan	x	x	x	x				<input type="checkbox"/>
11.	Archaeological Assessment/Statement	x	x						<input type="checkbox"/>
12.	Biodiversity Checklist or Preliminary Ecological Appraisal	x	x	x	x	x			<input type="checkbox"/>
13.	Biodiversity Net Gain Assessment	x	x						<input type="checkbox"/>
14.	Block Plan/Site plan	x	x	x	x	X	x	x	<input type="checkbox"/>

No	Local requirements	Proposals for Planning Permission	Outline Planning Permission	Reserved Matters	House holder	Listed Building Consent	Lawful Development Certificate for a proposed or existing use	Advertisement Consent	Applicant checklist
15.	Building Sections/Finished Floor Levels as existing and proposed (1:50 or 1:100 scale) with written dimensions					x			
16.	Crime Reduction Statement	x	x	x					<input type="checkbox"/>
17.	Developer Contributions – Draft Head(s) of Terms	x	x						<input type="checkbox"/>
18.	Economic Statement	x	x	x					<input type="checkbox"/>
19.	Elevations as existing and proposed (1:50 or 1:100 scale) with written dimensions	x	x	x	x	x	x	x	<input type="checkbox"/>
20.	Environmental Statement	x	x						<input type="checkbox"/>
21.	Flood Risk Assessment	x	x		x				<input type="checkbox"/>
22.	Floor Plans as existing and proposed (1:50 or 1:100 scale) with written dimensions	x	x	x	x	x	x		<input type="checkbox"/>

No	Local requirements	Proposals for Planning Permission	Outline Planning Permission	Reserved Matters	House holder	Listed Building Consent	Lawful Development Certificate for a proposed or existing use	Advertisement Consent	Applicant checklist
23.	Ground Contamination and/or Groundwater Pollution Investigation	x	x						<input type="checkbox"/>
24.	Groundwater (Protection Of)	x	x						<input type="checkbox"/>
25.	Heritage Statement	x	x	x	x	x		x	<input type="checkbox"/>
26.	Rapid Health Impact Assessment	x	x						<input type="checkbox"/>
27.	Full Health Impact Assessment	x	x						<input type="checkbox"/>
28.	Landscaping Details	x	x	x					<input type="checkbox"/>
29.	Landscape and Visual Impact Assessment	x	x						
30.	Lighting Assessment	x	x					x	<input type="checkbox"/>
31.	Needs Assessment	x	x						
32.	Noise Impact Assessment	x	x	x					<input type="checkbox"/>
33.	Open Space Assessment	x	x	x					<input type="checkbox"/>
34.	Parking Provision	x	x	x					<input type="checkbox"/>
35.	Planning/Supporting Statement	x	x	x			x		<input type="checkbox"/>
36.	Policy Checklist	x	x	x					

No	Local requirements	Proposals for Planning Permission	Outline Planning Permission	Reserved Matters	House holder	Listed Building Consent	Lawful Development Certificate for a proposed or existing use	Advertisement Consent	Applicant checklist
37.	Retail Sequential Approach / Impact Assessment	x	x						<input type="checkbox"/>
38.	Roof Plans as existing and proposed (1:50 or 1:100 scale).	x	x	x	x	x			<input type="checkbox"/>
39.	Schedule of works and/or specifications of repairs					x			<input type="checkbox"/>
40.	Site Sections as existing and proposed and finished floor and site levels (1:50 or 1:100 scale) with written dimensions	x	x	x	x		x		<input type="checkbox"/>
41.	Statement of community involvement	x	x						<input type="checkbox"/>
42.	Structural Survey	x	x			x			<input type="checkbox"/>
43.	Supporting Information	x	x	x	x		x		
44.	Sustainability Statement	x	x						<input type="checkbox"/>
45.	Telecommunications Development	x	x	x					<input type="checkbox"/>
46.	Transport Assessment	x	x						<input type="checkbox"/>
47.	Transport Statement	x	x						<input type="checkbox"/>

No	Local requirements	Proposals for Planning Permission	Outline Planning Permission	Reserved Matters	House holder	Listed Building Consent	Lawful Development Certificate for a proposed or existing use	Advertisement Consent	Applicant checklist
48.	Travel Plan	x	x						
49.	Ventilation/Extraction Equipment details	x	x	x					<input type="checkbox"/>
50.	Wastewater Management and Utilities Assessment	x	x	x					<input type="checkbox"/>
51.	Windows/Shopfront Survey					x			