

## 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 **Extraordinary Planning committee** to be held on **Tuesday 17<sup>th</sup> September 2024** at **6.00pm** 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 – 3<sup>rd</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 Proposed Disabled Persons Parking Bay**  
To receive and consider proposed disabled persons parking bays at the following locations;
  - Mallard Lane, St Neots Attachment 3
  - Flawn Way, St Neots Attachment 4

**7 Pavement Licence Applications**

To consider/note any Huntingdonshire District Council Consultations for Pavement Licence Applications.

**8. Development Management Committee**

To receive any updates from the Committee Chairperson.

## Planning Committee

**Present:** Committee Members  
Cllrs Slade (Chairperson), Cooper-Marsh, Dunford, Hitchin,  
**Absent:** Cllr Collins, Kumar, Maslen, Pitt, and Terry  
**In Attendance:** Town Clerk, Events and Communications Officer

Minutes of the meeting of the **Planning committee** held on **Tuesday 3<sup>rd</sup> September 2024** at **6.15pm** in the Eatons Centre, 18 The Maltings, Eaton Socon, St Neots, PE19 8ES.

### 041 Apologies for Absence

Apologies were received from Cllrs Collins, Kumar, Maslen and Pitt.

### ACTIONS

### 042 Declarations of Interest

There were none.

### 043 Minutes

**RESOLVED** to approve of the minutes of the Planning Committee meeting held on 23<sup>rd</sup> July 2024 as a true and accurate record.

Admin

**RESOLVED** to approve the minutes of the Planning Committee meeting held on 20<sup>th</sup> August 2024 as a true and accurate record.

### 044 Public Participation

There was one member of the public present.

### 045 Schedule of Current Planning Applications

The Committee considered the schedule of current planning applications, and the recommendations made by the committee are appended to these minutes.

Admin

### 046 Pavement License Application

Members received and noted applications for outdoor seating on a public highway at the following locations/businesses;

- 1) Café Nero – Market Square, St Neots
- 2) Ferro Lounge – High Street, St Neots
- 3) Robertos Deli – Church Walk

### 047 Town and Country Planning Act 1990 Sections 78

Planning Application Ref: 24/00465/FUL

Members 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 The Millers Arms, 38 Ackerman Street, Eaton Socon, St Neots, PE19 8HR.



#### **048 Development Management Committee**

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**

DRAFT

Schedule of Planning Applications – 3<sup>rd</sup> September 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      |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                |                                                                                                                                                                                                                                                                                                                                                          |
| <b>S1</b>                                                   | 24/01227/FUL  | <b>Mr Mick Marks</b><br><b>105 Great North Road Eaton Socon St Neots</b><br>Erection of a Single Storey Side Extension plus Internal Alterations.                                                                                                                                                                                                                                                                                                                                                                         | <b>SUPPORT</b> | The Council supports the application, subject to the advice and view of the District Council's Conservation Officer.<br><br>The application will improve the property. The application will have no negative impact on the wider landscape character of the area.                                                                                        |
| <b>S2</b>                                                   | 24/01165/FUL  | <b>Mr James Collins - AP15 Investments</b><br><b>38 Ackerman Street Eaton Socon PE19 8HR</b><br>Change of use from public house to residential dwelling.                                                                                                                                                                                                                                                                                                                                                                  | <b>SUPPORT</b> | The Council supports the application which it feels will improve the property and is in keeping with the locality.<br><br>The Council do hold concerns regarding the potential negative impact the development may have on on-street parking and the lack of bin provision. The Council would look to the relevant consultees guidance on these matters. |
| <b>S3</b>                                                   | 24/01233/TREE | <b>Mr Simon Binns</b><br><b>Land At Eastern Corner Of Peppercorn Lane Eaton Socon</b><br>3 x mixed hardwoods 23/005 - Remove weight and deadwood 3x trees by 4m - Avoid any incidents.                                                                                                                                                                                                                                                                                                                                    | <b>SUPPORT</b> | The Council supports the application subject to no objections from the District Council's arboricultural officer.                                                                                                                                                                                                                                        |
| <b>S4</b>                                                   | 24/01333/FUL  | <b>David Lloyd Leisure Ltd and Urban and Civic</b><br><b>Land West Of Nuffield Road St Neots</b><br>Erection of health, fitness and racquets club, including three outdoor tennis courts within an enclosed air dome structure, three outdoor padel courts enclosed within a canopy, indoor and outdoor swimming pools, outdoor multi use court, gym and studio facilities, internal spa facilities and external spa garden, child activity area, lounge and food and drink uses, together with ancillary facilities, car | <b>SUPPORT</b> | The Council considers that the proposal would assimilate itself to the existing part of the town and makes efficient use of its site.                                                                                                                                                                                                                    |

Schedule of Planning Applications – 3<sup>rd</sup> September 2024

| No.       | Reference      | Development                                                                                                                                                                                                         | SNTC Decision                                      | Notes                                                                      |
|-----------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------------------------------------------------------------|
|           |                | parking, servicing, landscaping and associated works                                                                                                                                                                |                                                    |                                                                            |
| <b>S5</b> | 24/01431/HHFUL | <b>Miss Chloe Bromley</b><br><b>33 Green End Road St Neots</b><br><b>PE19 1SE</b><br>Removal of garage to side with replacement construction of two storey side extension including part first floor rear extension | <b>SUPPORT</b><br><br><b>Cllr Slade abstained.</b> | The application improves the property and makes efficient use of its site. |

**Chairperson**

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

| No.                                                         | Reference      | Development                                                                                                                                                                                                                                                                        | SNTC Decision | Notes |
|-------------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------|
| The following application/s are for listed building consent |                |                                                                                                                                                                                                                                                                                    |               |       |
| S1                                                          | 24/01498/LBC   | <b>Twigden - Bewick Homes Ltd<br/>7 - 9 Market Square St Neots</b><br>Change of Use, and partial demolition of former Public House to 9 residential units.                                                                                                                         |               |       |
| S2                                                          | 24/01497/FUL   | <b>Twigden - Bewick Homes Ltd<br/>7 - 9 Market Square St Neots</b><br>Change of Use, and partial demolition of former Public House to 9 residential units.                                                                                                                         |               |       |
| S3                                                          | 24/01502/LBC   | <b>Ms J Roberts - AJJ Premises ltd<br/>Siberia House 30 Cambridge Street St Neots PE19 1JL</b><br>Change of Use of dwelling to Children's Day Nursery and demolition and replacement outbuildings Siberia House.                                                                   |               |       |
| S4                                                          | 24/01501/FUL   | <b>Alison Hutchinson - AJJ Premises ltd<br/>Siberia House 30 Cambridge Street St Neots PE19 1JL</b> Change of Use of dwelling to Children's Day Nursery and demolition of outbuildings.                                                                                            |               |       |
| The following application/s are in a conservation area      |                |                                                                                                                                                                                                                                                                                    |               |       |
| S5                                                          | 24/01379/HHFUL | <b>Miss Lynne Thornton<br/>11 Ackerman Gardens Eaton Socon St Neots</b><br>Retrospective application for a double brick wall with six pillars. Two of the pillars with steels to hold two wooden entrance gates.                                                                   |               |       |
| S6                                                          | 24/00637/FUL   | <b>Ansy Brown - Longhurst Group<br/>Maddison House Bedford Street St Neots PE19 1HW</b><br>Renewal of windows, change of material from metal frames to uPVC.                                                                                                                       |               |       |
| S7                                                          | 24/01377/FUL   | <b>Keith Wilkinson - Metropolitan Thames Valley<br/>Pulleyn Court Tebbutts Road St Neots PE19 1RQ</b><br>Replacement of existing timber double glazed casement windows with PVCu double glazed casement windows. Design, colour and fenestration to match existing. Replacement of |               |       |

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

| No.        | Reference     | Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | SNTC Decision | Notes |
|------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------|
|            |               | 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><br/> <b>Wintringham Park Cambridge Road St Neots</b><br/>                     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>S9</b>  | 23/00652/REM  | <p><b>Urban and Civic on behalf of Wintringham Partnership LLP</b><br/> <b>Wintringham Park Cambridge Road St Neots</b><br/>                     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>S10</b> | 24/01539/REM  | <p><b>GPS Estates Ltd</b><br/> <b>Land Adjacent And Including 2 Cromwell Road Eynesbury</b><br/>                     Reserved Matters Application relating to the details of the appearance, landscaping, layout and scale of 20/00896/OUT for no. 83 dwellings.</p>                                                                                                                                                                                                                                                                                                                                                                                                 |               |       |



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

| No. | Reference      | Development                                                                                                                                                                                                                                                                     | SNTC Decision | Notes |
|-----|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------|
| S11 | 24/01552/HHFUL | <b>Mrs Beverly March</b><br><b>35 Drake Road Eaton Socon St Neots PE19 8HS</b><br>Erection of single storey side and rear extension to create annexe and rear extension to extend bedroom.                                                                                      |               |       |
| S12 | 24/01486/HHFUL | <b>Mr Graham Wood</b><br><b>2 Milton Avenue Eaton Ford St Neots</b><br>Proposed single storey extension to the side / rear and replace existing flat roofs with pitched roofs.                                                                                                  |               |       |
| S13 | 24/01413/HHFUL | <b>Tommy Brennan</b><br><b>5 Wordsworth Avenue Eaton Ford St Neots PE19 7RA</b><br>Erection of two storey front extension to dwelling.                                                                                                                                          |               |       |
| S14 | 24/01489/HHFUL | <b>Luke Johnson</b><br><b>15 Lawrence Road Eaton Ford St Neots PE19 7RP</b><br>Erection of single storey front extension, single storey rear extension, retaining wall and timber fence, and replacement boarding to first floor of front elevation.                            |               |       |
| S15 | 24/01191/FUL   | <b>Mr Ben Train – Tesco</b><br><b>Tesco Barford Road Eynesbury St Neots PE19 2SA</b><br>Proposed new click and collect parking and double canopy.                                                                                                                               |               |       |
| S16 | 24/01475/HED   | <b>Charlotte McGill - Anglian Water Services Limited</b><br><b>Sewage Treatment Works Huntingdon Road St Neots</b><br>Hedgerow removal is required for the installation of a new sewer rising main.                                                                             |               |       |
| S17 | 24/01647/TREE  | <b>Mr John Hancock</b><br><b>391 Great North Road Eaton Ford St Neots PE19 7FP TREE</b><br>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 |               |       |

## Agenda Item 5

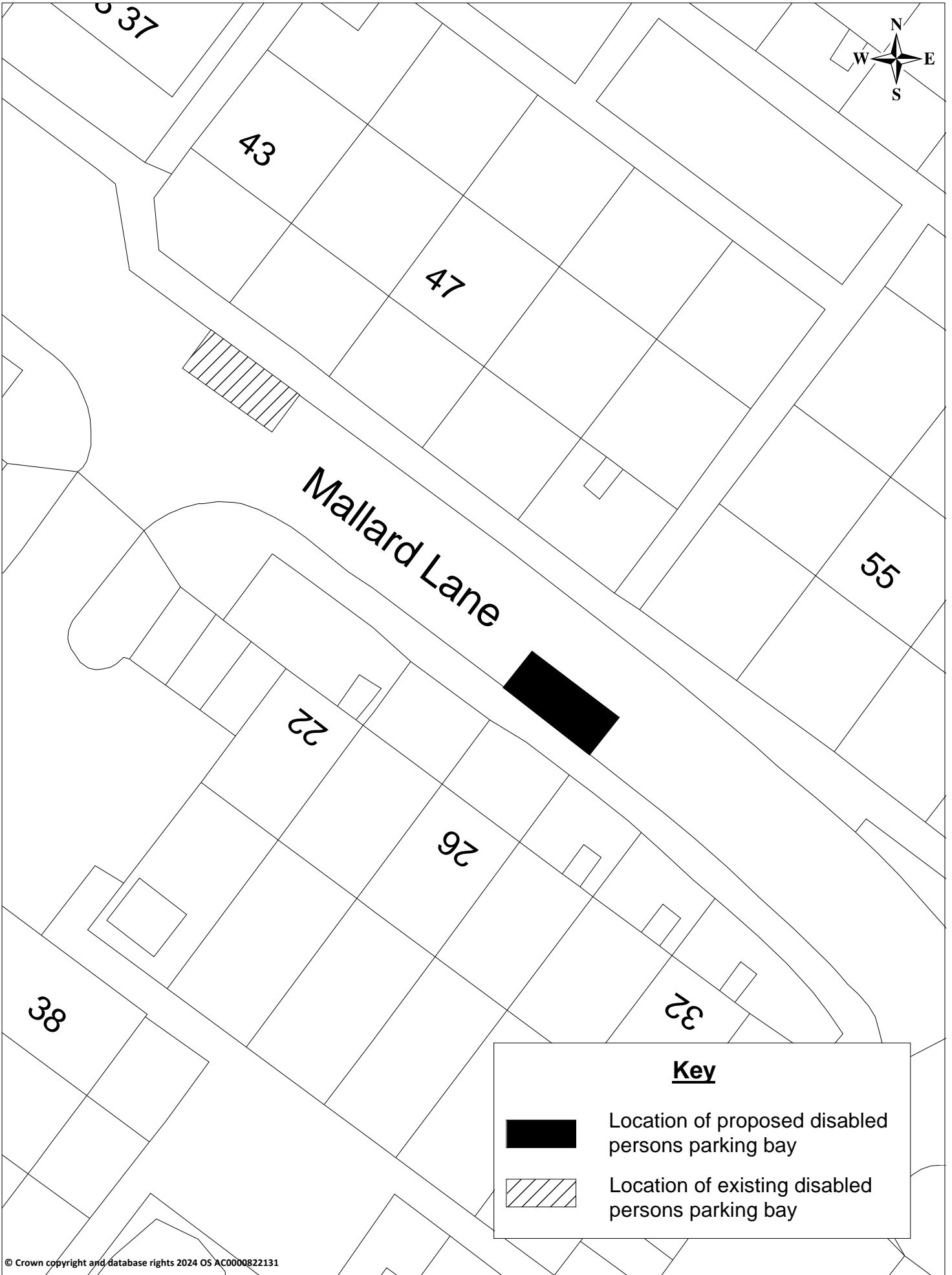


## Attachment 2



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

| No. | Reference | Development                                                                                                                      | SNTC Decision | Notes |
|-----|-----------|----------------------------------------------------------------------------------------------------------------------------------|---------------|-------|
|     |           | limbs are grown over boundary toward path and highway more significantly than the others, and to stop the likelihood of failure. |               |       |


**Chairperson**

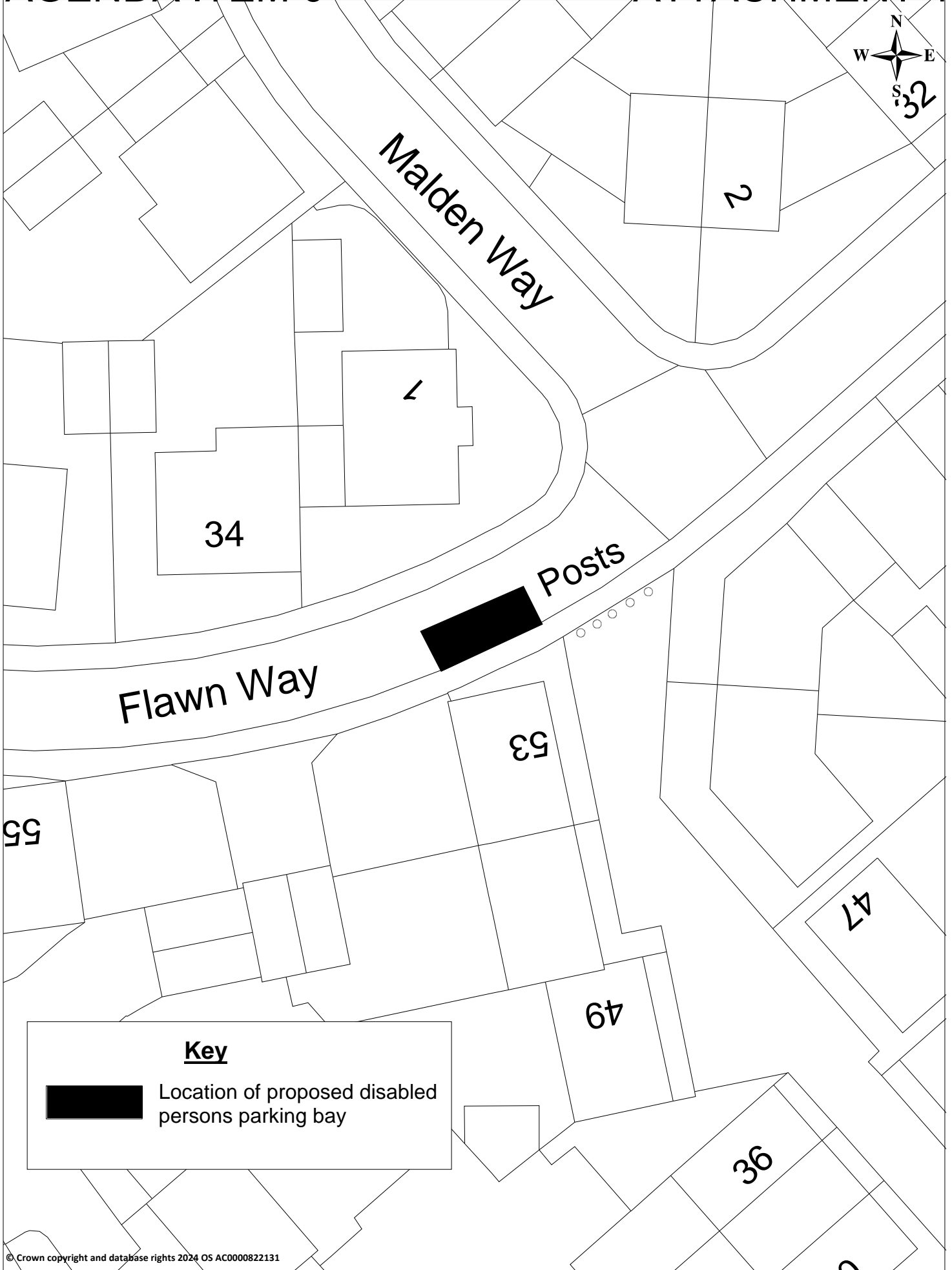


**Key**


-  Location of proposed disabled persons parking bay
-  Location of existing disabled persons parking bay

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|                                                                                      |                                |                       |                                                                                       |
|--------------------------------------------------------------------------------------|--------------------------------|-----------------------|---------------------------------------------------------------------------------------|
| <b>ORDER TITLE:</b><br>Proposed disabled persons parking bay: Mallard Lane, St Neots |                                |                       |  |
| <b>PROJECT:</b><br>0                                                                 | <b>Scale (at A4):</b><br>1:395 | <b>REVISION:</b><br>0 |                                                                                       |



**Key**

 Location of proposed disabled persons parking bay

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ORDER TITLE:

**Proposed disabled persons parking bay: Flawn Way, St Neots**

PROJECT:

0

Scale (at A4):

1:197

REVISION:

0

Date:

09/09/2024



Cambridgeshire  
County Council