

## 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 20th August 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 – 23<sup>rd</sup> July 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 consider Cambridgeshire County Council's applications for the proposed disabled persons parking bay. Attachment 3
- 7 Pavement Licence Application**  
To consider Huntingdonshire District Council's Consultation for a Pavement Licence Application Attachment 4



## Planning Committee

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

**Absent:** Cllr Cooper-Marsh

**In Attendance:** Town Clerk, Deputy Town Clerk

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

- | 028 | Apologies for Absence   | ACTIONS |
|-----|---|---------|
|     | Apologies were received from Cllr Cooper-Marsh.   |         |
|     |   |         |
| 029 | Declarations of Interest  |         |
|     | There were none.  |         |
|     |   |         |
| 030 | Minutes   |         |
|     | <b>RESOLVED</b> to approve the minutes of the Planning Committee meeting held on 9 <sup>th</sup> July 2024.   | Admin   |
|     |   |         |
| 031 | Public Participation  |         |
|     | There were 14 members of the public present, and 2 members of the public addressed the Council on application 24/00989/FUL.   |         |
|     | 1) A resident addressed the Council on behalf of several residents in the area local to the application. They made the following points in objection to application 24/00989/FUL;-  |         |
|     | <ul style="list-style-type: none"> <li>• The pub and its grounds are important to the community, acting as a community hub, particularly through facilitating the Fire Engine Pull charity event that has raised over £200,00. The proposed development would reduce the size of the site and bring an end to the event, meaning the charity would need to cease.</li> <li>• The reduction in pub parking that will put further pressure on local roads that arises during busy days or events.</li> <li>• The proposal adds to the pressure the pub faces in ensuring it continues as a sustainable enterprise, particularly by removing the ability to use its garden for food offerings and events.</li> <li>• Access to the proposed houses through the pub car park may be restricted, causing issues for emergency vehicles.</li> <li>• During any construction period the garden will be limited for use by the pub, creating further challenges to its operation. The pub is an asset to the town.</li> </ul> |         |



- 2) Cllr Ian Taylor addressed the Council as HDC Councillor for the application ward, expressing his objections to the plan. Cllr Taylor raised the following points;
- He believed the parking survey methodology is questionable and has not taken into account key times when the pub and adjacent roads are busier, and highways are impacted more.
  - The application does not meet National Planning Framework p.16, which states the applicant should engage with local businesses and community. This has not happened.
  - The applicant has not met criteria of the St Neots Neighbourhood Plan in which it is expected to engage with the Town Council.
  - The pub is a focal point for the community. Eynesbury has no community centre, and the pub acts in that capacity.
  - The heritage statement refers to the Eynesbury design code in the character assessment and the infilling developments should be resisted. In his opinion the application would detract from street scene.

The Chairperson thanked residents for their comments which would be considered when Members addressed the relevant application. The meeting was reminded that the Council can only make recommendations based on planning related matters.

### 032 Schedule of Current Planning Applications

There were no updates, and the next committee meeting was due to be held on 19<sup>th</sup> August 2024. An agenda for the meeting had not yet been issued.

Admin

COMMITTEE CHAIRPERSON

Schedule of Planning Applications – 23<sup>rd</sup> July 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	23/01877/HHFUL	<b>Mr Andy Grannell</b> <b>Siberia House 30 Cambridge Street St Neots</b> Erection of a timber framed double garage (Retrospective)	<b>SUPPORT</b>	Satisfactory proposal in terms of scale on impact of development.
S2	24/00989/FUL	<b>Charles Wells Ltd</b> <b>Cambridgeshire Hunter Berkley Street Eynesbury</b> Retention of existing public house (Sui Generis) and erection of two detached dwellings (Use Class C3) utilising the existing access from Berkley Street, including associated parking and landscaping, and reconfiguration of the public house car park and beer garden.	<b>OBJECT</b>	Members noted significant public objection to the planning application.  Members considered the application and resolved to object to the proposals due to;  The lack of a highways report and unclear information on how the site will be accessed and the impact of insufficient parking on the local highway.  Demonstrable harm to the amenity of the residents.  Negative impact on conservation area.
S3	24/01183/S73	<b>Mr Nicholas Dutton</b> <b>34 Avenue Road St Neots PE19 1LJ</b> Variation of conditions 2 (Plans) and 3 (Materials) of 21/02083/HHFUL	<b>SUPPORT</b>	Minimum impact on neighbours. Efficient use of site.
All other applications				
S4	24/01074/HHFUL	<b>Tsahi Zilberman</b> <b>2 Coleridge Court Eaton Ford St Neots</b> RETROSPECTIVE air conditioning units to the side elevations	<b>SUPPORT</b>	Minimum impact on neighbours.

Chairperson

Schedule of Planning Applications – 20<sup>th</sup> August 2024

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	24/00992/LBC 24/00991/FUL	<b>Jason Seymour</b> <b>Storage Unit, Priory Lane, St Neots</b> Demolition and Rebuilding of Storage Unit		
S2	24/01325/LBC 24/01324/FUL	<b>Mr Nick Wells</b> <b>The Eaton Oak Great North Road Eaton Ford</b> Installation of marquees to the outside seating area.		
The following application/s are in a conservation area				
S3	24/01315/NMA	<b>Joe Dawson</b> <b>Wintringham Park Cambridge Road St Neots</b> Non-material amendment of 17/02308/OUT comprising update to the approved Parameter Plan in relation to development extents in Key Phase 2		
S4	24/01387/HHFUL	<b>Emma Hunter-Kelly</b> <b>1 Hardy Place Eaton Ford St Neots</b> Erection of first and two storey side extension and single storey front extension		
S5	24/01239/HHFUL	<b>Mr &amp; Mrs Norman</b> <b>10 Tennyson Place Eaton Ford St Neots</b> Proposed garage conversion and pitched roof to replace existing flat roof		

Chairperson

**From:** Policy and Regulation <Policy.andRegulation@cambridgeshire.gov.uk>  
**Sent:** Thursday, July 18, 2024 9:42 AM  
**To:** Cllr Geoffrey Seeff <Geoffrey.Seeff@cambridgeshire.gov.uk>;  
'Barry.Banks@huntingdonshire.gov.uk' <Barry.Banks@huntingdonshire.gov.uk>;  
'Andrew.Jennings@huntingdonshire.gov.uk' <Andrew.Jennings@huntingdonshire.gov.uk>; Chris  
Robson <chris.robson@sineots-ic.gov.uk>  
**Subject:** Proposed Disabled Persons Parking Bay: 55 Duloe Brook, St Neots

Dear Councillors & Town Council,

Cambridgeshire County Council has received an application to install a disabled persons parking bay for a resident in Duloe Brook, St Neots. Cambridgeshire County Council has an annual budget to install disabled persons parking bay for those residents who apply and meet the criteria to be considered for a bay.

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I have attached a plan showing the location and extent of the proposed bay. A letter of consultation has been sent to local residents.

If you wish to make any comments on this proposal we would appreciate them by email to [policyandregulation@cambridgeshire.gov.uk](mailto:policyandregulation@cambridgeshire.gov.uk) no later than the 9<sup>th</sup> August 2024.

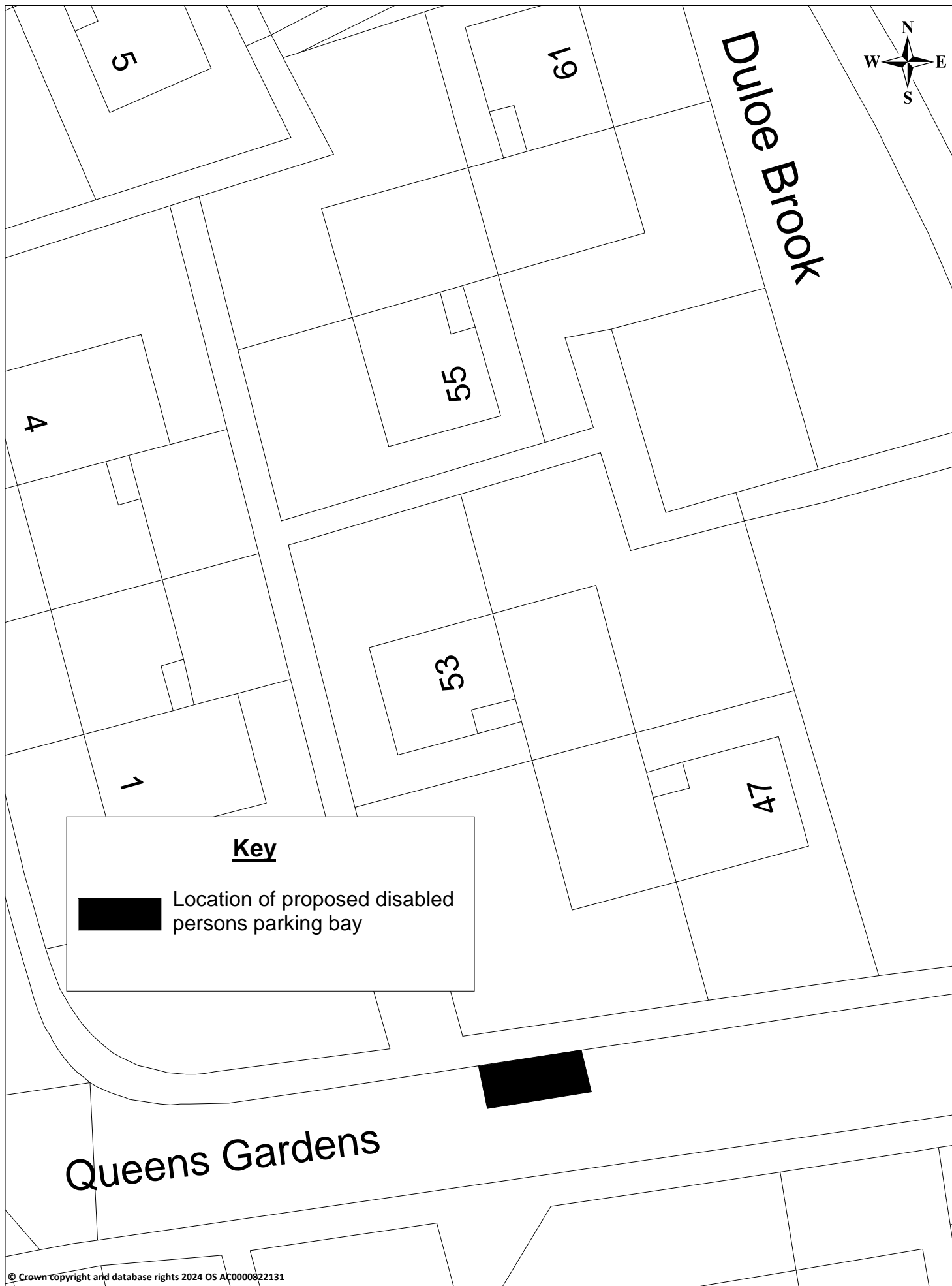
If you require any further information please do not hesitate to contact me.


Kind regards  
Vicky

Vicky Burnett  
Lead Technician  
Policy & Regulation

Highways Service  
Cambridgeshire County Council

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ORDER TITLE: <b>Proposed disabled persons parking bay: Duloe Brook, St Neots</b>			 <b>Cambridgeshire County Council</b>
PROJECT: 0	Scale (at A4): 1:395	REVISION: Date: 0 18/07/2024	

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	MH Evans Hospitality
Address where licence will have effect	40 High Street, St Neots, PE19 1JA
Days and times licence applied for	Monday to Wednesday 09:00 to 17:00 Thursday to Saturday 09:00 to 18:00 Sunday 09:00 to 16:00
Type of furniture to be used	4 Tables 8 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:  
VZGFGMCH

**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>	Holly
<b>Last name</b>	Evans
<b>Email address (this is the method we will use to contact you)</b>	Hollyevans591@gmail.com
<b>Phone number</b>	07539034827

## Business Details

<b>Business name</b>	MH Evans Hospitality LTD
<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 line 1</b>	11 Bluebell Cottages
<b>Registered business address line 2</b>	Chawston
<b>Registered business address line 3</b>	Bedford
<b>Registered address line 4</b>	
<b>Registered business address postcode</b>	MK44 3BL
<b>Is your correspondence address different from your registered business address?</b>	No

Form Reference number:  
VZGFGMCH

**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>	Oscar's
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**Your premises must be within the Huntingdonshire district**

<b>Premises address line 1</b>	40 High Street
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<b>Premises address line 2</b>	St Neots
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<b>Premises address line 3</b>	
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<b>Premises address line 4</b>	
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<b>Premises address postcode</b>	PE19 1JA
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<b>What is your primary type of business at this address?</b>	Cafe
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## Usage Details

Please provide details of your planned usage of the pavement.

**Please note that umbrellas, gazebos and heaters will be considered on a case-by-case basis.**

<b>For what purposes will you be using the pavement? (Select all that apply)</b>	<input type="checkbox"/> Counters or stalls for selling food or drink <input type="checkbox"/> Tables, counters or shelves on which food or drink can be placed <input checked="" type="checkbox"/> Chairs, benches or other forms of seating where customers will sit <input type="checkbox"/> Umbrellas, gazebos or heaters
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<b>Please provide a description of how you will be using the space and the items you are proposing to use. You should upload documents, including diagrams, pictures and other relevant documents to support your description.</b>	We would very much like to use the new pavement space outside our cafe that was previously the disabled parking for tables and chairs. It is a lovely space in the sun where customer is could enjoy a meal. We would love as little or as many tables as the council would allow as this would help our small independent businesses massively.
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Please upload plans, diagrams, pictures and other relevant documents which identify the area to be used and support the description outlined above.

<p><b>Uploaded files*</b></p> <p><a href="#">IMG-20240520-WA0013.jpg</a></p> <p><a href="#">IMG-20240518-WA0008.jpg</a></p> <p><small>* If empty, no files were uploaded</small></p>	
	<p><input checked="" type="checkbox"/> I confirm I have attached files related to the description of how I will use the space, including, where appropriate, plans, diagrams, pictures and other relevant documents.</p>

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

## Pavement Usage Hours

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>	09:00 - 17:00
<b>Tuesday</b>	09:00 - 17:00
<b>Wednesday</b>	09:00 - 17:00
<b>Thursday</b>	09:00 - 18:00
<b>Friday</b>	09:00 - 18:00
<b>Saturday</b>	09:00 - 18:00
<b>Sunday</b>	09:00 - 16:00

## Licence Details

<b>On what date do you want the licence to start?</b>	01/06/2024
<b>When do you want the licence to expire?</b>	30/09/2022

## 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.

### 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.

<p><b>Uploaded files*</b></p> <p><a href="#">RSA-SCH01-P-5614171300 (OSCA02SK02).pdf</a></p> <p><small>* If empty, no files were uploaded</small></p>	
	<p><input checked="" type="checkbox"/> I confirm I have uploaded evidence that I will</p>

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

<p><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></p>	<p>No</p>
	<p><input checked="" type="checkbox"/> I confirm that all furniture is removable and not a permanent fixed structure.</p>
	<p><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.</p>
	<p>." name="ctl00\$ContentPlaceHolder\$BodyContent\$TwoMetres\$Answer\$InputField\$0" id="ContentPlaceHolder_BodyContent_TwoMetres_Answer_InputField_0" checked="checked" /&gt; <b>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 <a href="#">Inclusive Mobility guidance</a>.</b></p>
	<p><input checked="" type="checkbox"/> I confirm that I understand that failure to comply with these terms may lead to my licence being revoked and further enforcement action.</p>

**There is a £100 fee for this licence application, we will contact you in regards to making payment.**

Form Reference number:  
VZGFGMCH

**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.

