



Planning Committee

To: **Committee Members**
Cllrs Slade (Chairperson), Collins, Cooper-Marsh, Dunford, Hitchin, Maslen, Pitt, and 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 3rd December 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 – 19th November 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. **Development Management Committee**
To receive any updates from the Committee Chairperson.
7. **Date of next meeting**
To note that the date of the next Committee meeting will be 17th December 2024.



Planning Committee

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

Absent: Cllr Terry

In Attendance: Town Clerk, Senior Admin Assistant

Minutes of the meeting of the **Planning committee** held on **Tuesday 19th November 2024** at **6.15pm** in the Eatons Community Centre, 18 The Maltings, Eaton Socon, St Neots, PE19 8ES.

072 Apologies for Absence

Apologies were received from Cllr Maslen and Cllr Cooper-Marsh.

073 Declarations of Interest

The Chairperson Cllr Slade declared an interest in application 24/01953/FUL as a near neighbour. Cllr Slade withdrew from the meeting during this item and the Deputy Chairperson Cllr Pitt Chaired the item.

074 Minutes

RESOLVED to approve the minutes of the Planning Committee meeting held on 15th October 2024 as a true and accurate record.

Admin

075 Public Participation

There were five members of the public present. Four Members of the public addressed the Committee.

- i) Two residents addressed the Council on planning application 24/01953/FUL – The Bull Pub.

The residents expressed concerns over anti-social behaviour, noise and disturbance which they felt could arise from the proposed off-licence trading hours. The residents shared experiences of such behaviour when the pub was operating, which they are worried will be repeated if licencing hours are granted as applied for. The proposed plans will create a car carpark which will be open for the late operating hours which is directly adjacent to a resident's garden. The residents asked that the committee consider recommending to Huntingdonshire District Council that licencing hours are reduced to 7am to 10pm in line with other shops in the area.

- ii) The agent for application 24/02070 - The Millers Arms, Ackerman Street addressed the committee. The proposal for the site has received planning permission, however the original drawings related to the application did not truly reflect the detail of the building and the applicant is re-apply so as to submit more detailed drawings which are in line with the work that will be undertaken. The application is also proposing some external works that were not



included in the original approved application. Specifically, the physical alterations would see the removal of an old toilet block and adjacent outbuildings, along with alterations to a gate structure to create a workable parking space on the property.

- iii) The applicant for application 24/02030/HHFUL – 2 Milton Avenue, Eaton Ford addressed the committee I to explain that the application was to seek permissions to undertake the same work and alterations as the neighbouring property and that the application fitted with the street scene.

076 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.

Cllr Slade left the meeting at 18:40 having declared an interest in application 24/01953/FUL.

Cllr Slade rejoined the meeting at 18:52.

Cllr Cooper-Marsh joined the meeting at 18:52. Cllr Cooper-Marsh had no interests to declare.

Cllr Collins left the meeting and 18:57

Cllr Collins rejoined the meeting at 19:01

077 Development Management Committee

The Deputy Chairperson, Cllr Pitt was in attendance at a meeting of the Development Management Committee held on 18th November 2024 and reported that there were three items on the agenda, none of which were in St Neots.

078 Date of Next Meeting

Members noted that the date of the next Planning Committee meeting would be 3rd December 2024.

Committee Chair

Schedule of Planning Applications –19th November 2024

| No. | Reference | Development | SNTC Decision | Notes |
|---|----------------|---|---|--|
| The following application/s are for listed building consent | | | | |
| S1 | 24/01973/LBC | Mr Mark Taylor 1 Eaton Ford Green Eaton Ford St Neots Replacement of traditional timber windows with traditional timber windows. | SUPPORT | Subject to approval by HDC heritage/conservation officer. |
| The following application/s are in a conservation area | | | | |
| S2 | 24/01980/S73 | Mr Alex Lowndes Unit 2 The Rowley Arts Centre Huntingdon Street Variation of condition 21 (Opening Hours) of 1101319FUL to allow 24 hour use of units 2 and 3 as a gym | OBJECT | Members considered the proposed 24-hour use and felt these hours were excessive. Noise and disturbance resulting from use. |
| S3 | 24/01953/FUL | Mr Jeyaseelan Thambirajah Public House The Bulls Head 96 Cambridge Street Demolition of single storey structure, change of use from former public house (Sui Generis) to convenience store (Use Class E) with ancillary residential accommodation above and associated access and car parking area. | OBJECT RS was not present for the vote | Highway Safety and intensity of vehicle movement on site. Traffic Congestion. Noise and disturbance for local residents resulting from use. The Council expressed concerns over the loss of another public house in the town. |
| S4 | 24/01893/HHFUL | Mr & Mrs Ian Richardson 11 St Anselm Place St Neots PE19 1AP Proposed single storey extension to the side / rear and new driveway following demolition of the existing garage Amendments received | SUPPORT | Makes efficient use of its site. |
| S5 | 24/02070/S73 | AWJ Usher & Sons Ltd 38 Ackerman Street Eaton Socon PE19 8HR Variation of Condition 2 (Plans) of 24/01165/FUL | SUPPORT | The Council supports the application which it feels will improve the property and is in keeping with the locality. |
| S6 | 24/01559/HHFUL | Mrs Adele Smith 81 Avenue Road St Neots PE19 1LH Demolition of part of single storey rear extension. Erection of single storey and two storey extension to the rear with associated landscaping and drainage. | SUPPORT | Subject to use of materials being acceptable to HDC conservation officer. |

Schedule of Planning Applications – 19th November 2024

| No. | Reference | Development | SNTC Decision | Notes |
|------------|----------------|--|---------------------------------------|--|
| S7 | 24/02010/HHFUL | Mr Daniel Wischhusen 7 Merlin Close St Neots PE19 1UH Proposed front two storey extension. | SUPPORT | Minimum impact on neighbours. Satisfactory proposal in terms of scale and pattern of development. |
| S8 | 24/02030/HHFUL | Mr Graham Wood 2 Milton Avenue Eaton Ford St Neots Proposed rear single storey extension and replacement of existing flat roof. | SUPPORT | Fits in with the local street scene. |
| S9 | 24/02048/HHFUL | Mr Adams 77 Wilkinson Close Eaton Socon St Neots Two storey front extension, first floor side extension and re roof rear extension including a glazed canopy and changes to the external finishes. | SUPPORT RS Abstained | Fits in with the local street scene. Satisfactory proposal in terms of scale and pattern of development. |
| S10 | 24/02040/HHFUL | Owen McGregor 2 Wren Walk Eynesbury St Neots Installation of an Air Source Heat Pump at front of property against the garden shed. | SUPPORT | Minimum impact on neighbours. Support the installation of heat pumps and the proposed location is appropriately sited. |
| S11 | 24/02085/TREE | Mr John Harrison 6 Bushmead Road Eaton Socon St Neots Ash and Sycamore - reduce crowns all over by 2m and lift crowns by 5m. | SUPPORT | |

Chairperson

Schedule of Planning Applications – 3rd December 2024

| No. | Reference | Development | SNTC Decision | Notes |
|---|----------------|---|---------------|-------|
| The following application/s are for listed building consent | | | | |
| The following application/s are in a conservation area | | | | |
| S1 | 24/01661/FUL | <p>Mr Avtar Pardesi 28 Cambridge Street St Neots PE19 1JL Demolition of Existing Garage structure and wall, including alteration to existing wall and formation of new gated entrance</p> | | |
| S2 | 24/01559/HHFUL | <p>Mrs Adele Smith 81 Avenue Road St Neots PE19 1LH Demolition of part of single storey rear extension. Erection of single storey and two storey extension to the rear with associated landscaping including extension of eastern boundary wall and drainage</p> <p>1 Amendments to eastern boundary wall, widened access and materials to be brick</p> | | |
| S3 | 24/02158/TREE | <p>Swinscoe 61 Huntingdon Street St Neots PE19 1DP T1 (Beech) - Crown lift over the road to 5.5m. Prune clear of the neighbouring chimney and house by 2m. To raise to clear of traffic over the road and to prune clear the neighbours house and chimney</p> | | |
| S4 | 24/02181/TREE | <p>Hall 15 Cavendish Court Crosshall Road Eaton Ford Proposal: G1 - Chestnut Group - Crown lift lower limbs to 5m from ground level and removing secondary growth leaving structural limbs intact - Regain the view of the river.</p> | | |
| S5 | 24/02222/TREE | <p>Mooring E Peppercorn Lane Eaton Socon T1 Willow Tree TPO 23/005 - Remove bough as shown in photos close to trunk - Potential signs of fractures</p> | | |

Agenda Item 5



Attachment 2

Schedule of Planning Applications – 3rd December 2024

| No. | Reference | Development | SNTC Decision | Notes |
|-----------|----------------|---|---------------|-------|
| S6 | 24/02022/FUL | Asharry Ltd 1 Field Cottage Road Eaton Socon St Neots Erection of a single-storey three-bedroom dwelling with habitable accommodation in the roof space | | |
| S7 | 24/01969/HHFUL | Holly Baker 15 Jennings Avenue Eynesbury St Neots Installation of air source heat pump to the rear. | | |

Chairperson