

## 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 3<sup>rd</sup> September 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
  - ii) Planning Committee – 20<sup>th</sup> August 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 Pavement Licence Applications**  
To consider/note any Huntingdonshire District Council Consultations for Pavement Licence Applications. Attachment 3
- 7 Town and Country Planning Act 1990 Sections 78**  
Planning Application Ref: 24/00465/FUL  
To consider 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.

**8 Development Management Committee**

To receive any updates from the Committee Chairperson.



## 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

Members considered the schedule of planning applications, and their responses are appended to these minutes.

Admin

### 033 Development Management Committee

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.

**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				
<b>S1</b>	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.
<b>S2</b>	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.
<b>S3</b>	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				
<b>S4</b>	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**



## Planning Committee

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

**Absent:** Cllr Cooper-Marsh, Kumar and Terry

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

Minutes of the meeting of the **Planning committee** held on **Tuesday 20<sup>th</sup> August 2024** at **6.15pm** in the Eatons Centre, 18 The Maltings, Eaton Socon, St Neots, PE19 8ES.

- | 034 | Apologies for Absence  | ACTIONS |
|-----|--|---------|
|     | Apologies were received from Cllr Kumar and Terry.   |         |
|     |  |         |
| 035 | Declarations of Interest   |         |
|     | There were none.   |         |
|     |  |         |
| 036 | Minutes  |         |
|     | <b>RESOLVED</b> to defer approval of the minutes of the Planning Committee meeting held on 23 <sup>rd</sup> July 2024 until the next meeting of the committee due to an admission in the minutes.                  | Admin   |
|     |  |         |
| 037 | Public Participation   |         |
|     | There were no members of the public present.   |         |
|     |  |         |
| 038 | 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   |
|     |  |         |
| 039 | Proposed Disabled Persons Parking Bay  |         |
|     | Members received and noted a proposed disabled parking bay for a resident in Duloe Brook.  |         |
|     |  |         |
| 040 | Pavement License Application   |         |
|     | Members received and considered an application for outdoor seating on the High Street in relation to an application from a high street café. <b>RESOLVED</b> that the Council support and welcome the application. |         |

**COMMITTEE 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				
<b>S1</b>	24/00992/LBC 24/00991/FUL	<b>Jason Seymour</b> <b>Storage Unit, Priory Lane, St Neots</b> Demolition and Rebuilding of Storage Unit	<b>Objection</b>  <b>JD/VH</b> <b>Abstained</b>	Members welcomes the proposal to improve the existing storage unit however they agree with the concerns raised by the HDC Conservation Officer.  The proposed development will be overbearing on the listed building due to the ridge roof height being higher than the adjacent building.  Not in keeping with character of conservation area.
<b>S2</b>	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.	<b>SUPPORT</b>	Minimum impact on neighbours.  Proposal will assimilate itself to the existing part of the town.
The following application/s are in a conservation area				
<b>S3</b>	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	<b>NOTED</b>	Members noted the application and agreed that any decision should be referred to the knowledge of relevant professionals and consultees.
<b>S4</b>	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	<b>SUPPORT</b>	Fits in with local street scene. Minimum impact on neighbours.
<b>S5</b>	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	<b>SUPPORT</b>	Satisfactory in scale and pattern of development.

**Chairperson**

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				
S1	24/01227/FUL	<b>Mr Mick Marks</b> <b>105 Great North Road Eaton Socon St Neots</b> Erection of a Single Storey Side Extension plus Internal Alterations.		
S2	24/01165/FUL	<b>Mr James Collins - AP15 Investments</b> <b>38 Ackerman Street Eaton Socon PE19 8HR</b> Change of use from public house to residential dwelling.		
S3	24/01233/TREE	<b>Mr Simon Binns</b> <b>Land At Eastern Corner Of Peppercorn Lane Eaton Socon</b> 3 x mixed hardwoods 23/005 - Remove weight and deadwood 3x trees by 4m - Avoid any incidents.		
S4	24/01333/FUL	<b>David Lloyd Leisure Ltd and Urban and Civic</b> <b>Land West Of Nuffield Road St Neots</b> 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 parking, servicing, landscaping and associated works		
S5	24/01431/HHFUL	<b>Miss Chloe Bromley</b> <b>33 Green End Road St Neots PE19 1SE</b> Removal of garage to side with replacement construction of two storey side extension including part first floor rear extension		

Chairperson



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	Charlotte Griffin
Address where licence will have effect	50-52 Market Square, St Neots, PE19 2AA
Days and times licence applied for	Monday to Saturday 07:30 to 18:00 Sunday 08:30 to 17:30
Type of furniture to be used	18 Tables 56 Chairs 4 Metal Tap Barriers

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:  
SSLBZKX

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>	Charlotte
<b>Last name</b>	Griffin
<b>Email address (this is the method we will use to contact you)</b>	charlotte.griffin@caffenero.com
<b>Phone number</b>	07500958569

## Business Details

<b>Business name</b>	Caffe Nero
<b>Your role in the business</b>	Licensing Manager

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>	9-15 Neal Street
<b>Registered business address line 2</b>	London
<b>Registered business address line 3</b>	
<b>Registered address line 4</b>	
<b>Registered business address postcode</b>	WC2H 9PW
<b>Is your correspondence address different from your registered business address?</b>	No

## 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.

Premises name	Caffe Nero
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Your premises must be within the Huntingdonshire district

Premises address line 1	50-52 Market Square
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Premises address line 2	St Neots
-------------------------	----------

Premises address line 3	
-------------------------	--

Premises address line 4	
-------------------------	--

Premises address postcode	PE19 2AA
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What is your primary type of business at this address?	Cafe
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## 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\*

[St Neots Outdoor Seating.pdf](#)

[CN Furniture Spec not London Oxford Chairs.pdf](#)

\* 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

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>	<b>07:30-18:00</b>
<b>Tuesday</b>	<b>07:30-18:00</b>
<b>Wednesday</b>	<b>07:30-18:00</b>
<b>Thursday</b>	<b>07:30-18:00</b>
<b>Friday</b>	<b>07:30-18:00</b>
<b>Saturday</b>	<b>07:30-18:00</b>
<b>Sunday</b>	<b>08:30-17:30</b>

## Licence Details

<b>On what date do you want the licence to start?</b>	<b>01/10/2024</b>
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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\***  
[1. CN-HH-C1 Liability TWIC Letter 2024 - 2025.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>	<b>No</b>
	<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

## 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 \(this will open in a new window\)](#)

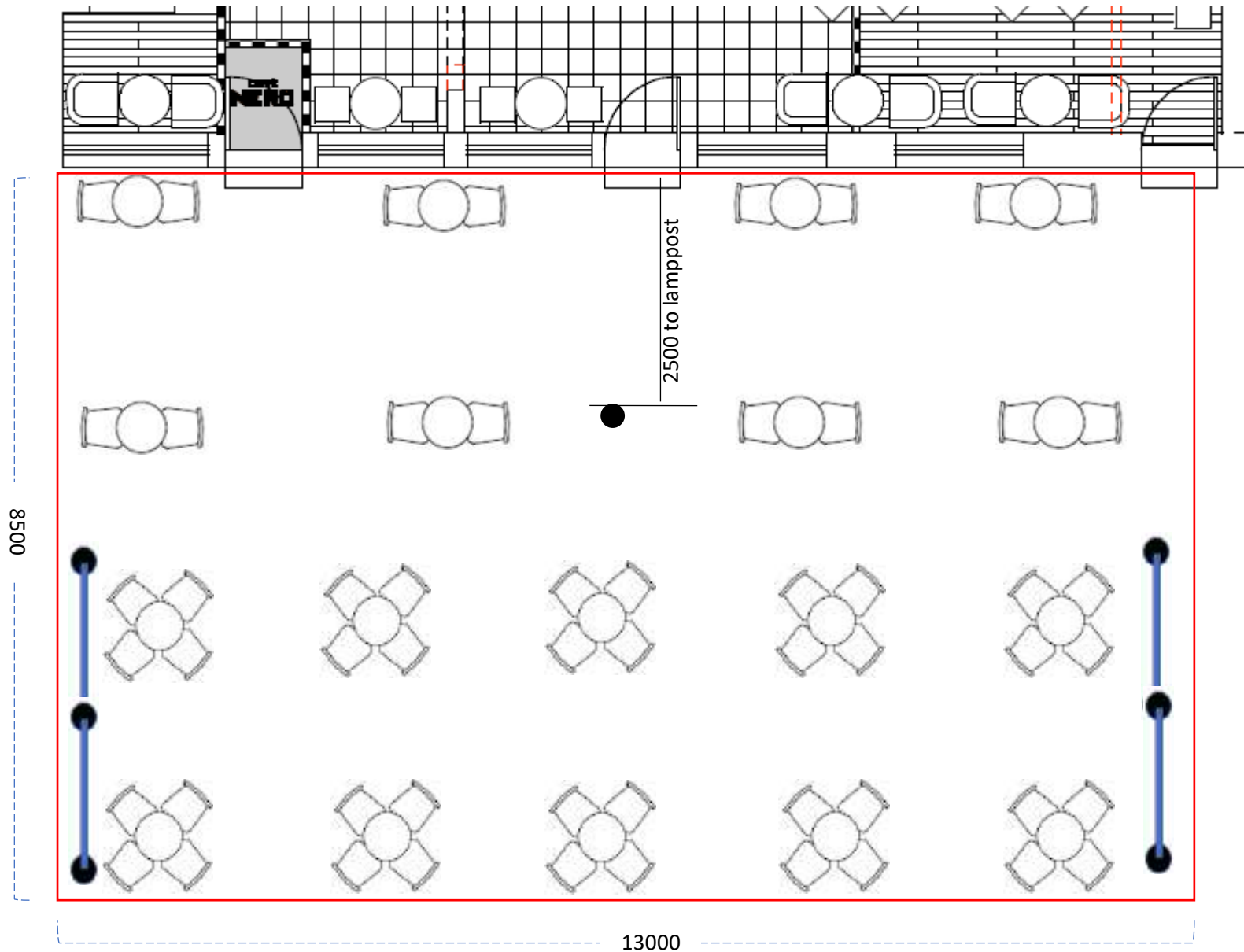
## Declaration

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.



18 x tables  
56 x chairs  
4 x tap barriers

**CAFFÈ  
NERO**  
50-52 Market Sq,  
St Neots PE19 2AA

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	Loungers UK Limited
Address where licence will have effect	21-23 Market Square, St Neots PE19 2AR
Days and times licence applied for	Monday to Sunday 08:00 to 22:00
Type of furniture to be used	5 Tables 10 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:  
KTGOBVZW

**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>	Tina
<b>Last name</b>	Vlahovic
<b>Email address (this is the method we will use to contact you)</b>	tvlahovic@wslaw.co.uk
<b>Phone number</b>	02075935104

## Business Details

<b>Business name</b>	Loungers UK Limited
<b>Your role in the business</b>	Legal Team

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>	Loungers UK Limited
<b>Registered business address line 2</b>	26 Baldwin Street
<b>Registered business address line 3</b>	Bristol
<b>Registered address line 4</b>	
<b>Registered business address postcode</b>	BS1 1SE
<b>Is your correspondence address different from your registered business address?</b>	Yes
<b>Correspondence address line 1</b>	Winckworth Sherwood LLP
<b>Correspondence address line 2</b>	Arbor
<b>Correspondence address line 3</b>	255 Blackfriars Road
<b>Correspondence address line 4</b>	London
<b>Correspondence address postcode</b>	SE1 9AX

## 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.

Premises name	Ferro Lounge
---------------	--------------

Your premises must be within the Huntingdonshire district

Premises address line 1	21-23 Market Street
-------------------------	---------------------

Premises address line 2	St Neots
-------------------------	----------

Premises address line 3	
-------------------------	--

Premises address line 4	
-------------------------	--

Premises address postcode	PE19 2AR
---------------------------	----------

What is your primary type of business at this address?	Cafe
--	------

## 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\*

[Furniture Brochure.pdf](#)

[PavementLicencePlan\\_h2v=wz\\_=.pdf](#)

\* 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

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>	<b>08:00-22:00</b>
<b>Tuesday</b>	<b>08:00-22:00</b>
<b>Wednesday</b>	<b>08:00-22:00</b>
<b>Thursday</b>	<b>08:00-22:00</b>
<b>Friday</b>	<b>08:00-22:00</b>
<b>Saturday</b>	<b>08:00-22:00</b>
<b>Sunday</b>	<b>08:00-22:00</b>

## Licence Details

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

## 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\***  
[TWIMC - Public and Products Liability £10m 24-25.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>	<b>No</b>
	<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

## 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.

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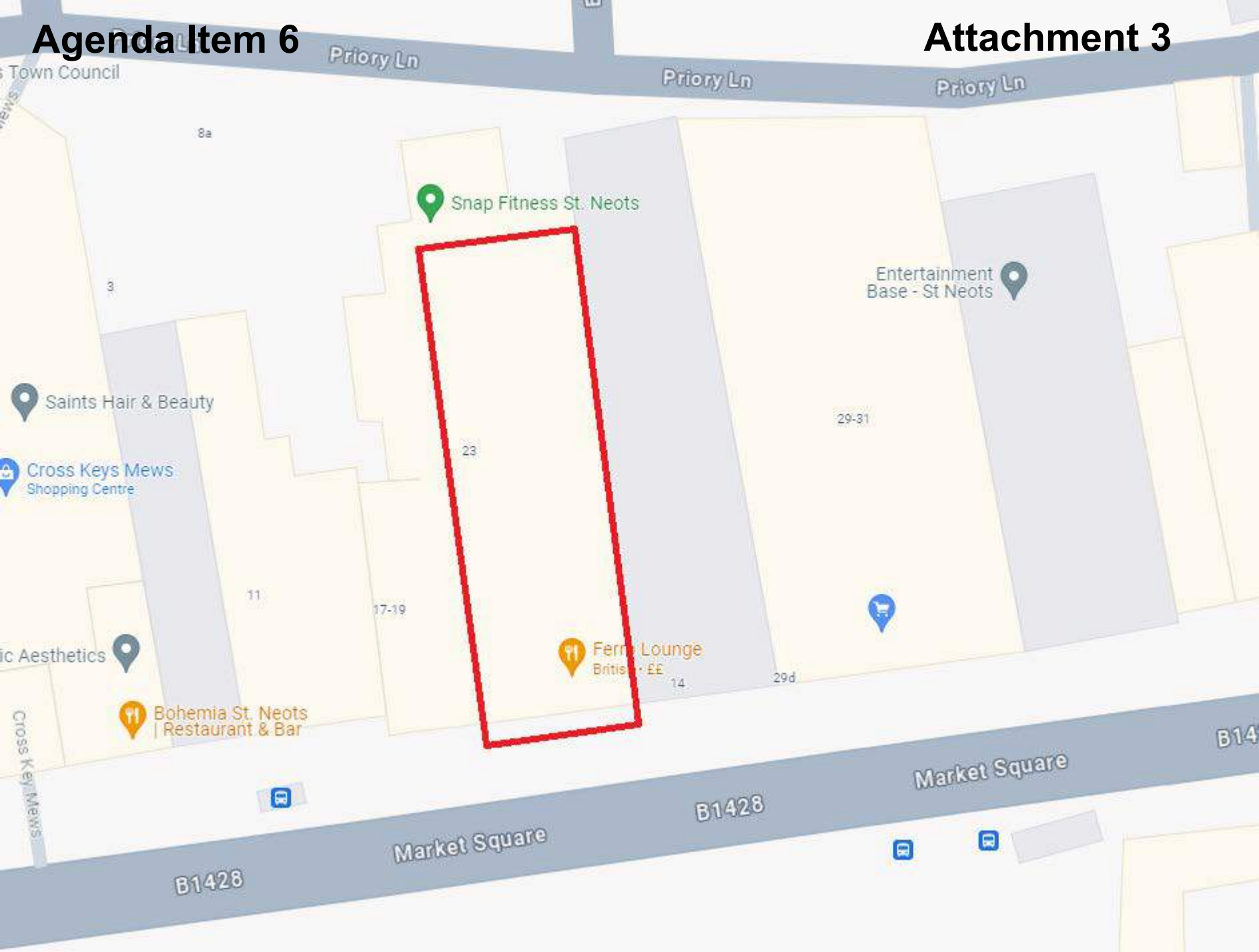
## Declaration

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.



Priory Ln

Priory Ln

Priory Ln

8a

Snap Fitness St. Neots

Entertainment Base - St Neots

Saints Hair & Beauty

Cross Keys Mews Shopping Centre

29-31

23

11

17-19

ic Aesthetics

Bohemia St. Neots | Restaurant & Bar

Fern Lounge  
British · ££

14

29d

Cross Keys Mews

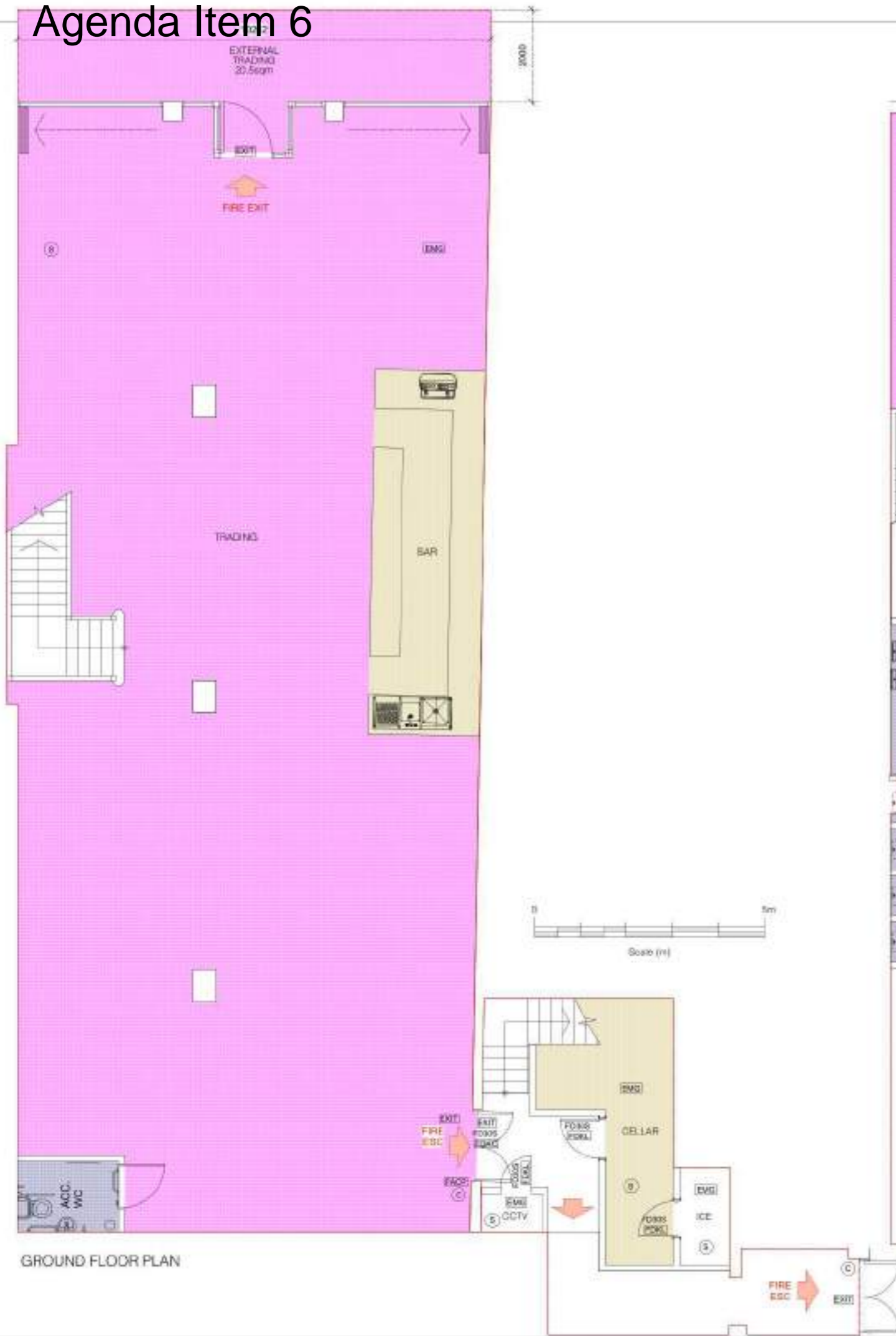
Market Square

B14

B1428

Market Square

B1428



**LICENSING KEY:**

EACP	Fire Alarm Control Panel	EXIT	Illuminated Fire Exit sign
SD	Smoke detector	C	Break glass call point for fire alarm in accordance with BS5839
D	Smoke extractors	FD30	Fire door to provide min. 30 minutes fire protection
HD	Heat detector	FD30S	Fire door to provide min. 30 minutes fire protection and where restricted smoke leakage at ambient temperatures is needed.
A	Alarm sounder		Area for consumption of intoxicating liquor
EMG	Emergency lighting in accordance with BS5266		Area for storage of bar/beer counter
	Fire blanket 3m x 1m unless otherwise stated		Toilet accommodation
	1kg fire foam extinguisher		Kitchen & staff areas
	10kg dry powder fire extinguisher		
	Total extent of licensed premises		
FDLL	Fire door keep locked		
FDCC	Fire door keep closed		

Rev: 2/2011 Issues: 2/2011

Professional Status:

**APPLICATION FOR PREMISES LICENSING**

**RICHARD FEDLAR ARCHITECTS**  
ARCHITECTURE + CONSERVATION + URBAN DESIGN

100A - 4 Grove Road, Bedford  
Northants, NN1 1LJ • 01753 574367  
www.rfedlar.co.uk • info@rfe.com

Project: **Lounge at 21-23 Market Square St Neots**

Client: **Loungers Limited**

File: **Premises Licensing**

Drawing No: **LNG4399-06-**

Scale: 1:50 @ A1 1:100 @ A3 (Rev. DEC 2010)

Responsibility is not accepted for errors made by others in using this drawing. All construction must be in accordance with approved drawings.

## Agenda Item 6

## Attachment 3

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	Roberto Sanna
Address where licence will have effect	1 Church Walk, St Neots, PE19 1JH
Days and times licence applied for	Monday to Sunday 09:00 to 20:00
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:  
ZLKCWSXB

**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>	Roberto
<b>Last name</b>	Sanna
<b>Email address (this is the method we will use to contact you)</b>	robertodeli64@gmail.com
<b>Phone number</b>	07465989810

## Business Details

<b>Business name</b>	Roberto's Deli
<b>Your role in the business</b>	Delicatessen

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>	Roberto's Deli
<b>Registered business address line 2</b>	unlit 1 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

## 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.

Premises name	ROBERTO S DELI
---------------	----------------

Your premises must be within the Huntingdonshire district

Premises address line 1	robertos deli
-------------------------	---------------

Premises address line 2	unlit 1 church walk
-------------------------	---------------------

Premises address line 3	
-------------------------	--

Premises address line 4	
-------------------------	--

Premises address postcode	PE19 1JH
---------------------------	----------

What is your primary type of business at this address?	Cafe
--	------

## 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\*

[452627813\\_2154984048204122\\_3340841370877088551\\_n.jpg](#)

[453095412\\_1205714983955303\\_5976822834204246287\\_n.jpg](#)

[453644434\\_3854333001504392\\_702171082995250978\\_n.jpg](#)

[454036462\\_1188620479141274\\_211591368182607544\\_n.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

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>	9.00 TO 20.00
<b>Tuesday</b>	9.00 TO 20.00
<b>Wednesday</b>	9.00 TP 20.00
<b>Thursday</b>	9.00 TO 20.00
<b>Friday</b>	9.00 TO 20.00
<b>Saturday</b>	9.00 TO 20.00
<b>Sunday</b>	9.00 TO 20.00

## Licence Details

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

## 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\*

[455186405\\_1078421313596508\\_7312261133354609062\\_n.jpg](#)  
[454550484\\_472572622311803\\_5655901911496414351\\_n.jpg](#)

\* 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

## 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.

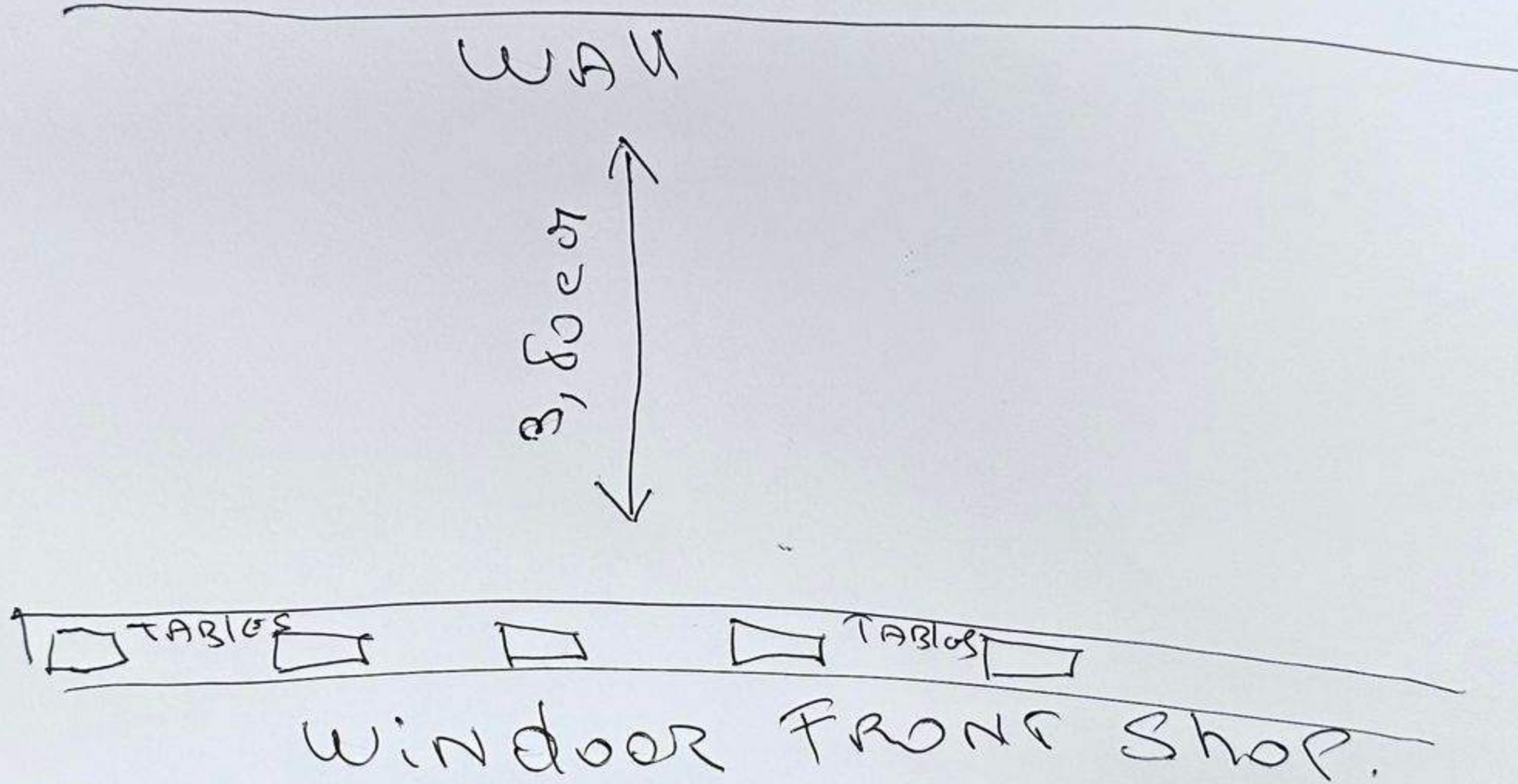
Now submit your form using the submit button below.

FEEA - UP TO A  
MAXIMUM OF 5 TABLES  
AND 20 CHAIRS



Roberto's Deli  
St Neots

Facebook: Roberto's Deli  
Instagram: robertosdeli  
Twitter: Roberto's Deli @RobertosDeli  
Email: robertodeli64@gmail.com



ROBERTO'S DELI



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

Tel: 01480 388424  
www.huntingdonshire.gov.uk

**Chris Robson**

**Planning Application Ref:** 24/00465/FUL  
**HDC Appeal Ref:** 24/00046/REFUSL  
**Planning Inspectorate Ref:** APP/H0520/W/24/3346652

27th August 2024

Dear Clerk

## **TOWN AND COUNTRY PLANNING ACT 1990 SECTIONS 78**

**Proposed Development**                      The Millers Arms 38 Ackerman Street Eaton Socon  
Change of use from public house to residential dwelling.

**Appellant's name (s):**                      Mr James Collins

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 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 can do so online at <https://acp.planninginspectorate.gov.uk>, or write direct to Ruth Howell (3D Eagle), Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, within 5 weeks of the appeal start date, which was the 20th August 2024, quoting the Planning Inspectorate appeal reference number APP/H0520/W/24/3346652. 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](http://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](http://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.

# Agenda Item 7

# Attachment 4



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

Tel: 01480 388424  
www.huntingdonshire.gov.uk

The appeal documents are available to view on Public Access via the Council's website [www.huntingdonshire.gov.uk/planning](http://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

**Development Services**  
**Huntingdonshire District Council**



Statement of case for planning appeal of application reference 24/00465/FUL 38  
Ackerman Street Eaton Socon

This application was deemed fully acceptable in all areas by the local authority except two. This statement of case will not repeat the numerous why the application should have been accepted and focus purely on the statement reasons for rejection.

The reasons given were

- 1) The proposal has failed to demonstrate that the site has been effectively and robustly marketed for its current use as a public house for a continuous period of 12 months without success. The proposal is therefore contrary to policies LP22 e) ii) of Huntingdonshire Local Plan to 2036 and paragraph 97, sections c) and d) of the NPPF 2023
- 2) The application is not accompanied by a Unilateral Undertaking for the provision of wheeled bins and therefore fails to comply with part H of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Huntingdonshire Local Plan to 2036

Point 1) the ‘failure’ to comply with LP22 part e). This part of the policy is split in two parts and if **either** part applies the application is compliant with the policy and should be supported.

Where permitted development rights do not apply a proposal which involves the loss of a local service or community facility will only be supported where:

- d. an equivalent service or community facility will be provided in a location with an equal or better level of accessibility for the community it is intended to serve; or
- e. it demonstrates that there is no reasonable prospect of that service or facility being retained or restored because either:
  - i. there is insufficient community support for its continuation; or
  - ii. reasonable steps have been taken to effectively market the property for its current use without success.

It is important to recognise that the Millers Arms was one of ten licensed premises within a one mile radius serving the local community. It closed because the amount of trade was simply insufficient to be viable. Far from depriving the local community of the opportunity to use a licensed premises, it could reasonably be argued that its closure has helped those that continue to trade to remain viable.

For e i), the application should be supported where it demonstrates that there is no reasonable prospect of that service or facility being retained or restored because there is insufficient community support for it’s continuation.

There were 4 comments from members of the public / community groups. These were

From: [Redacted]  
 To: [Control, Development \(Planning\)](#)  
 Subject: The miller's Arms PE19 8HR  
 Date: 04 April 2024 12:45:21

Dear sirs,

I am writing to confirm that I am happy with the proposal of change of use from a public house to a residential dwelling of 38 Ackerman Street, Eaton Socon pe198HR (Millers Arms) and have no objections to this.

Thanks.

[Redacted]  
 2 Simpkin Close  
 Eaton Socon  
 pe198pd  
 Sent from [Outlook for Android](#)

Address: 15 Ackerman Street, Eaton Socon, St Neots PE19 8HR

**Comments Details**

Commenter Type: Member of the Public  
 Stance: Customer made comments neither objecting to or supporting the Planning Application  
 Reasons for comment:  
 Comments: We are pleased this will become a residential property. However, with increasing issues in Ackerman Street regarding parking with many residents from the top end of the road having to park as far down as the Millers Arms. we are concerned there does not appear to be a driveway on the plans. We would urge this to be a consideration to ensure this property has off road parking on their land to avoid adding more cars to the on road parking which is already an issue.

Kind regards

Address: 30 Ackerman Street, Eaton Socon, St Neots PE19 8HR

**Comments Details**

Commenter Type: Member of the Public  
 Stance: Customer made comments in support of the Planning Application  
 Reasons for comment:  
 Comments: Although I support this application, I am very concerned about the lack of parking for this property as I can see no planning for it on the drawings. The amount of cars that now park in Ackerman Street is at a dangerous level since the new development at the top of the road. I feel that any more vehicles parking on this road is going to cause more problems. I have great difficulty getting out of my driveway with cars parked either side as they cause a blind spot. Can you confirm that there will be off road parking for the new development of the Millers Arms please?

Kind regards

S1	24/00465/FUL	[Redacted] The Millers Arms 38 Ackerman Street Eaton Socon Change of use from public house to residential dwelling.	Object	On the grounds of a permanent loss of a heritage community asset.
----	--------------	---	--------	---

In summary 3 members of the public support the application and do not want the site to continue as a public house. The sole objection was from the parish council but this was one line and is regarding the 'heritage community asset.' Attention should also be drawn to the comments from the LPA conservation officer who states "The public benefit of retaining the building as a dwelling to secure a continuing use of the building and its maintenance may be considered to be sufficient to outweigh the harm to the designated heritage assets of the loss of the historic use of the building as a Public House." This seems to counter the comments from the parish council.

To draw the conclusion that this one comment from the parish council indicates that there is sufficient community support to generate the 'reasonable prospect of that service or facility being

retained or restored' seems to involve a considerable stretch of the imagination. There has been a period of over 18 months when the local community or the parish council themselves could have elected to nominate the property an 'Asset of Community Value,' but they chose not to do so. Furthermore an independent viability statement was provided with the application. This concluded that the business would not generate sufficient trade from the local community to be viable to operate on a commercial basis, especially given the abundance of alternative very similar facilities within a 1 mile radius. This is the most likely reason why no party took on the pub either to buy or lease.

Therefore the LPA has both specific information in the viability statement, and anecdotal information in the form of a lack of objections and indeed 3 submissions of support for a change of use, to indicate that there is insufficient community support for the continuation / restoration of the property as a pub.

As stated above LP22 section e has two parts and if either part is satisfied that the application will be supported. Therefore, even if the LPA continue to disagree with the point above then if e part ii) is satisfied alone the application should still be supported. LP22 e ii) states the application will be supported if **reasonable** steps have been taken to effectively market the property for its current use without success.

The officers report states "*Whilst it is clear that the property has been marketed for 18 months, it has not been advertised solely as the permitted use as a public house but also as a development opportunity. Officers therefore consider that the property has not been marketed effectively and robustly as a public house. As such, it is considered that criteria e part ii of policy LP22, has not been satisfied.*"

The report also confirms that it was marketed by two of the largest specialist pub agencies in the country. A marketing submission from one of the agencies was provided with the application. The officer was asked if further information, such as a report from the other agency, was needed before a decision was made but they did not ask for any more.

According to the officer report the marketing was unreasonable and insufficient because, for a period in the final 6 months of marketing, **one** of the agents included **one** line in their 4 page brochure that the property has 'potential for conversion/change of use (STTP). The other agent makes no mention of a possible change of use in their 18 months worth of marketing.

Furthermore, it could be argued that is important that the agents do highlight that the property need not remain as a pub to ensure all uses for the property, not just a public house are considered. Someone could look to purchase the building and use it as an office, or as a shop, or a nursery or any other number of uses which may require a change of use planning permission, not just residential.

Therefore it would appear unreasonable of the LPA to conclude that the addition of one line in one brochure results in the marketing being regarded as **unreasonable and insufficient** as a whole.

It should also be noted that the property remained on the market throughout the planning application process and will continue to remain available throughout this appeal process.

Point 2) The failure to provide a unilateral undertaking for the provision of wheeled bins.

Firstly It should be noted that the property already has 3 wheelie bins for the current residential accommodation above the pub, so we are unsure whether this policy should actually apply since there need be no new provision of bins.

However, to ensure this is covered I have reviewed a sample of planning applications decided this month. There are no examples of where the unilateral undertaking for the provision of wheeled bins was submitted at the start of the application. I assume that the applicants were asked by the planning officer to submit the documents, one example has these being submitted on the day of the decision, please see below.

<input type="checkbox"/>		Document Type	Doc Ref	Uniform Ref	Property Ref	Description	Date Received	Nr Pages	nr_note
<input type="checkbox"/>		Decision Notice Public Access	PEFULZ	24/00218/FUL	100090113816	DECISION	10/06/2024	0	0
<input type="checkbox"/>		Decision Notice Public Access	PEFULZ	24/00218/FUL	100090113816	DECISION	10/06/2024	0	0
<input checked="" type="checkbox"/>		General Document Public Access		24/00218/FUL	100090113816	Unilateral Undertaking	10/06/2024	0	0
<input type="checkbox"/>		Officer Report		24/00218/FUL	100090113816	Officer Report	09/06/2024	0	0
<input type="checkbox"/>		Plan Public Access	21-21-206E	24/00218/FUL	100090113816	REVISED Fire Engine Tracking	22/05/2024	0	0
<input type="checkbox"/>		Plan Public Access	21-21-207E	24/00218/FUL	100090113816	REVISED Delivery Van Tracking	22/05/2024	0	0

It seems extremely harsh to single out our application for failure to comply with this policy LP4 since the planning officers did not inform us whereas it seems they do inform other applicants.

Please note we have no issue making this obligation and a completed form was submitted to the LPA after the decision notice was received and a copy is also included in this appeal.



# The Planning Inspectorate

3D Eagle  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

Direct Line: 0303 444 5383  
Customer Services:  
0303 444 5000

Email: [north2@planninginspectorate.gov.uk](mailto:north2@planninginspectorate.gov.uk)  
[www.gov.uk/planning-inspectorate](http://www.gov.uk/planning-inspectorate)

Your Ref: 24/00465/FUL  
Our Ref: APP/H0520/W/24/3346652

Mr G Hardy  
Huntingdonshire District Council  
Head Of Planning Services  
Pathfinder House  
St Marys St  
Huntingdon  
Cambridgeshire  
PE29 3TN

20 August 2024

Dear Mr Hardy,

## **Town and Country Planning Act 1990**

### **Appeal by AP15 Investment**

**Site Address: The Millers Arms, 38 Ackerman Street, Eaton Socon, ST. NEOTS, PE19 8HR**

I have received appeal forms and documents for this site. I am the case officer. If you have any questions, please contact me. I have checked the papers and confirm that the appeal(s) is valid. If I later find out that this is not the case, I will write to you again.

### **The procedure and starting date**

The appellant(s) has requested the Written representations procedure. In accordance with s319A of the Act we have applied the criteria and considered all representations received, including the appellant(s) preferred choice. We consider that the Written representations procedure is suitable and we intend to determine this appeal by this procedure.

The date of this letter is the **starting date** for the appeal(s). The timetable for the appeal(s) begins from this date.

### **Sending documents to us and looking at the appeal(s)**

A timetable is set out below. No reminders will be sent, and any documents sent after the deadlines will normally be returned.

You can use the Internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is <https://www.gov.uk/appeal-planning-inspectorate>.

If emailing documents, please use the email address above. If posting documents (other than the Questionnaire) please send 2 copies of everything. Whichever method you use, please make sure that all documents/emails are clearly marked with the full reference number.

Guidance on communicating with us electronically can be found at: <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.

## **Timetable**

The following documents must be sent within this timetable.

### **By 27 August 2024**

You must notify any person who was notified or consulted about the application in accordance with the Act or a development order and any other interested persons who made representations to you about the application, that the appeal(s) has been made. You should tell them:-

- i) that any comments they made at application stage will be sent to me and the appellant(s) and will be considered by the Inspector (unless they withdraw them within the 5 week deadline). If they want to make any additional comments they must submit 3 copies within 5 weeks of the starting date, **by 24 September 2024**. If comments are submitted after the deadline, the Inspector will not normally look at them and they will be returned;
- ii) when and where the appeal documents will be available for inspection;
- iii) that the Planning Inspectorate will not acknowledge representations. We will, however, ensure that letters received by the deadline are passed on to the Inspector dealing with the appeal(s);
- iv) that they can get a copy of our booklet 'Guide to taking part in planning appeals proceeding by Written representations' either free of charge from you, or on GOV.UK <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>; and
- v) that the decision will be published on GOV.UK.

You must send a copy of a completed appeal questionnaire and supporting documents, a copy of your notification letter and a list of those notified to the appellant(s) and me.

### **By 24 September 2024**

Please send me your statement of case if the appeal questionnaire does not give full details of your case. Please include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. I will send you and the appellant(s) a copy of any comments received from other interested persons or organisations and I will also send a copy of your statement to the appellant(s).

### **By 08 October 2024**

The appellant(s) must send me any final comments they have on your statement. Both you and the appellant(s) may comment on any representations received from interested persons or organisations. No new evidence is allowed at this stage. I will send you a copy

of any final comments received from the appellant(s).

### **Site visit**

We will arrange for one of our Inspectors to visit the appeal site. If it is decided that the Inspector should be accompanied by the main parties, we will send you details of these arrangements nearer the time. If, however, an unaccompanied or an 'access required' site visit can be made, you will **not** be informed in advance. Inspectors will not accept any documents or discuss the merits of the appeal(s) at the site visit.

### **Planning obligations - section 106 agreements**

If you intend to submit a planning obligation, you must read the guidance provided on GOV.UK - <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>. A certified copy must be submitted to me no later than 7 weeks from the date of this letter.

### **Withdrawing the appeal(s)**

If you hear that the appeal(s) is to be withdrawn, please telephone me immediately. If I receive written confirmation of this from the appellant(s), I will write to you.

### **Costs**

The appellant(s) has been directed to GOV.UK for further information regarding costs – <http://planningguidance.communities.gov.uk/blog/guidance/appeals/>. You should also be aware that costs may be awarded to either party.

Additionally, a Planning Inspector or the Secretary of State may on their own initiative make an award of costs, in full or in part, if they judge that a party has behaved unreasonably resulting in unnecessary appeal expense.

### **Further information**

Further information about the appeals process can be accessed at GOV.UK - <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>. I recommend that you read the relevant guidance.

Yours sincerely,

*Ruth Howell*

Ruth Howell

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notices>

For official use only (date received): 19/06/2024 13:49:06

## The Planning Inspectorate

### PLANNING APPEAL FORM (Online Version)

**WARNING:** The appeal and essential supporting documents must reach the Inspectorate within the appeal period. If your appeal and essential supporting documents are not received in time, we will not accept the appeal.

**Appeal Reference: APP/H0520/W/24/3346652**

#### A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name	Mr j collins
Company/Group Name	AP15 Investment
Address	SHELTON STREET LONDON LONDON WC2H 9JQ
Phone number	[REDACTED]
Email	[REDACTED]
Preferred contact method	Email <input checked="" type="checkbox"/> Post <input type="checkbox"/>

#### B. AGENT DETAILS

Do you have an Agent acting on your behalf?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Name	mr james collins
Address	28 Park Road TWICKENHAM TW1 2PX
Phone number	[REDACTED]
Email	[REDACTED]
Preferred contact method	Email <input checked="" type="checkbox"/> Post <input type="checkbox"/>

#### C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority	Huntingdonshire District Council
LPA reference number	24/00465/FUL



Date of the application

13/03/2024

Did the LPA validate and register your application?

Yes  No

Did the LPA issue a decision?

Yes  No

Date of LPA's decision

11/06/2024

#### D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?

Yes  No

Does the appeal relate to an existing property?

Yes  No

Address

38 ackerman Street,  
St neots  
PE19 8HR

Is the appeal site within a Green Belt?

Yes  No

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?

Yes  No

#### E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?

Yes  No

Please enter details of the proposed development. This should normally be taken from the planning application form.

Change of use of Millers Arms pub to a single home

Area (in hectares) of the whole appeal site [e.g. 1234.56]

0.1 hectare(s)

Area of floor space of proposed development (in square metres)

160 sq metre(s)

Does the proposal include demolition of non-listed buildings within a conservation area?

Yes  No

#### F. REASON FOR THE APPEAL

**The reason for the appeal is that the LPA has:**

1. Refused planning permission for the development.
2. Refused permission to vary or remove a condition(s).
3. Refused prior approval of permitted development rights.
4. Granted planning permission for the development subject to conditions to which you object.
5. Refused approval of the matters reserved under an outline planning permission.
6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object.
7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above).
8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an

application for permission or approval.

9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation.

## G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

### 1. Written Representations

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes  No

(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes  No

### 2. Hearing

### 3. Inquiry

## H. FULL STATEMENT OF CASE

see 'Appeal Documents' section

Do you have a separate list of appendices to accompany your full statement of case? Yes  No

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available) Yes  No

see 'Appeal Documents' section

(b) Have you made a costs application with this appeal? Yes  No

## I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

### CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;

### CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

### CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

## I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has

given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

### J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.
02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).
03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
- 05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.
06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
07. A copy of the design and access statement sent to the LPA (if required).
08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.
09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.
09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.
10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.
11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:
- (a) the relevant outline application;
- (b) all plans sent at outline application stage;
- (c) the original outline planning permission.
12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached.
13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).
14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the

document was not necessary and asked the LPA to waive the requirement that it be provided with the application.

#### K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided?

Yes

No



#### L. CHECK SIGN AND DATE

**(All supporting documents must be received by us within the time limit)**

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

Signature

[Redacted Signature]

Date

19/06/2024 13:49:51

Name

mr james collins

On behalf of

Mr j collins

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

#### M. NOW SEND

**Send a copy to the LPA**

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:  
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

**You may wish to keep a copy of the completed form for your records.**

## N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

**You will not be sent any further reminders.**

### The documents listed below were uploaded with this form:

<b>Relates to Section:</b>	FULL STATEMENT OF CASE
<b>Document Description:</b>	A copy of the full statement of case.
<b>File name:</b>	Statement of case.docx
<b>Relates to Section:</b>	FULL STATEMENT OF CASE
<b>Document Description:</b>	A planning obligation (a section 106 agreement or a unilateral undertaking).
<b>File name:</b>	15 CIL_Application 38 Ackerman.pdf
<b>File name:</b>	17 unilateral-undertaking-wheeled-bin-contribution.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	01. A copy of the original application sent to the LPA.
<b>File name:</b>	1 Full Planning Application Form_.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
<b>File name:</b>	Decision Notice.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
<b>File name:</b>	3 Location plan.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
<b>File name:</b>	5 Elevations Front.pdf
<b>File name:</b>	6 Elevations left.pdf
<b>File name:</b>	4 Elevations Back.pdf
<b>File name:</b>	10 Viability letter Millers Arms.docx
<b>File name:</b>	12 Sidney Philips brochure.pdf
<b>File name:</b>	8 Existing Floor plan.pdf
<b>File name:</b>	9 Proposed floor plan.pdf
<b>File name:</b>	14 Marketing Report -.pdf
<b>File name:</b>	11 Heritage statement for Ackerman Street.docx
<b>File name:</b>	7 Elevations right.pdf
<b>File name:</b>	13 Everard cole details.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

<b>File name:</b>	Document list for the appeal S.24.0465.FUL.docx
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	06.a. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
<b>File name:</b>	17 unilateral-undertaking-wheeled-bin-contribution.pdf
<b>Completed by</b>	MR JAMES COLLINS
<b>Date</b>	19/06/2024 13:49:51