

## 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, Welton & 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 9<sup>th</sup> July 2024** at **6.15pm** in the Priory Centre, Priory Lane, St Neots, PE19 2BH.

Please be aware that meetings may be recorded and made available to the public. Your participation in the meeting indicates your consent to being included in these recordings.

**Members of the Planning committee are hereby summoned to attend this meeting to consider the following business.**

C Robson  
**Town Clerk**

- 1 Apologies for Absence**  
To receive 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 – 25<sup>th</sup> June 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 Street Naming and Numbering**  
To note allocation of addressing to a new dwelling at Milestone Close, Eaton Ford. To Be Known As: Attachment 3  
1A MILESTONE CLOSE, EATON FORD, ST NEOTS, PE19 7DA

**7 Residential Disabled Parking Bay Application**

To consider and provide comment on an application to install a disabled persons parking bay for a resident in Duck Lane, St Neots. Attachment 4

**8 Development Management Committee**

To receive any updates from the Committee Chairperson.



## Planning Committee

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

**Absent:** Cllrs Terry

**In Attendance:** Town Clerk, Senior Administrator

Minutes of the meeting of the **Planning committee** held on **Tuesday 25<sup>th</sup> June 2024** at **6.15pm** in the Priory Centre, Priory Lane, St Neots, PE19 2BH.

- | 016  | <b>Apologies for Absence</b>   | <b>ACTIONS</b> |
|------|--|----------------|
|      | Apologies were received and noted from Cllr Terry.   |                |
| <br> |  |                |
| 017  | <b>Declarations of Interest</b>  |                |
|      | There were none.   |                |
| <br> |  |                |
| 018  | <b>Minutes</b>   |                |
|      | <b>RESOLVED</b> to approve the minutes of the Planning Committee meeting held on 11 <sup>th</sup> June 2024.   | Admin          |
| <br> |  |                |
| 019  | <b>Public Participation</b>  |                |
|      | There were no members of the public present.   |                |
| <br> |  |                |
| 020  | <b>Schedule of Current Planning Applications</b>   |                |
|      | Members considered the schedule of planning applications, and their responses are appended to these minutes.   | Admin          |
| <br> |  |                |
| 021  | <b>Development Management Committee</b>  |                |
|      | Cllr Slade updated members on the outcome of the two planning applications for St Neots that were considered at the recent DMC meeting held on 17 <sup>th</sup> June 2024. |                |
|      | <ul style="list-style-type: none"> <li>• 24/00336/FUL – Refused</li> <li>• 23/00727/OUT – Deferred</li> </ul>  |                |
|      | Cllr Slade provided further information on some of the policies and processes used to assist with making decisions for the planning applications.                          |                |

**COMMITTEE CHAIRPERSON**

Schedule of Planning Applications – 25<sup>th</sup> June 2024

No.	Reference	Development	SNTC Decision	Notes
<b>The following application/s are for listed building consent</b>				
<b>S1</b>	24/00673/LBC	<b>Mr Ian Mclachlan</b> <b>28 Market Square St Neots</b> <b>PE19 2AJ</b> Installation of polished aluminium windows and door to replace timber frame windows.	<b>OBJECT</b>	Effect on listed building and conservation area. The proposed material is not considered appropriate for the building and its location within the conservation area.  Not in keeping with the street scene.
<b>The following application/s are in a conservation area</b>				
<b>S2</b>	24/00996/HHFUL	<b>Mr Carver</b> <b>39 Cambridge Gardens St Neots</b> <b>PE19 1PG</b> Proposed single storey rear extension.	<b>SUPPORT</b>	In keeping with locality. Minimum Impact on Neighbours.
<b>S3</b>	24/00865/FUL	<b>Mr R Hussain</b> <b>39 Market Square St Neots</b> <b>PE19 2AR</b> Change of use of upper floors to a 3-bedroom flat	<b>SUPPORT</b>	Within a sustainable location.
<b>All other applications</b>				
<b>S4</b>	24/01050/HHFUL	<b>Mr Eric Choi</b> <b>15 Rawnds Way St Neots</b> <b>PE19 OAX</b> Erection of conservatory and canopy to the rear	<b>SUPPORT</b>	Improves the property. Minimum impact on neighbours.
<b>S5</b>	24/01021/HHFUL	<b>Miss Chloe Bromey</b> <b>33 Green End Road St Neots</b> <b>PE19 1SE</b> Proposed removal of existing garage to side with replacement construction of a two-storey side extension to provide 1no additional bedroom with ensuite shower room and new garage below	<b>SUPPORT</b>	We consider that the proposal would assimilate itself to the existing part of the town. Makes efficient use of the site.

**Chairperson**

Schedule of Planning Applications – 9<sup>th</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	24/01034/FUL	<b>Mr Anshul Raja</b> <b>58 - 62 High Street St Neots PE19 1JQ</b> Installation of six new rooflights.		
S2	24/00634/FUL	<b>Andy Brown – Longhurst Group</b> <b>1 - 9 Phoenix Square St Neots</b> Replacement windows timber to uPVC/ sliding sash to standard casement but using dummy transoms to maintain appearance.		
S3	24/00635/FUL	<b>Andy Brown – Longhurst Group</b> <b>1A - 17B Bedford Street St Neots</b> Renewal of windows, change of material from timber to uPVC, colour to stay the same. Change from a sliding sash to standard casement but using dummy transoms to maintain appearance.		
S4	24/01089/TREE	<b>Ms Sue Bedford</b> <b>157 Great North Road Eaton Socon St Neots</b> T1 Copper Beach - The tree is growing well over and onto the roof of the neighbouring property, affecting the light and will also start causing damage to the roof. We want to cut the smaller branches that are touching the side of the house, window, and roof back to the wall. This is about 3 meters. We also want to reduce the remaining side by 2-3 meters about a 3rd of they way up where it will joint the remaining crown. The lower section over the house sticks out 3 meters more than the rest of the tree.		
All other applications				
S5	24/01012/HHFUL	<b>Mr Peter Curtis</b> <b>11 Stevenson Court Eaton Ford St Neots</b> Installation of air source heat pump		

## Agenda Item 5

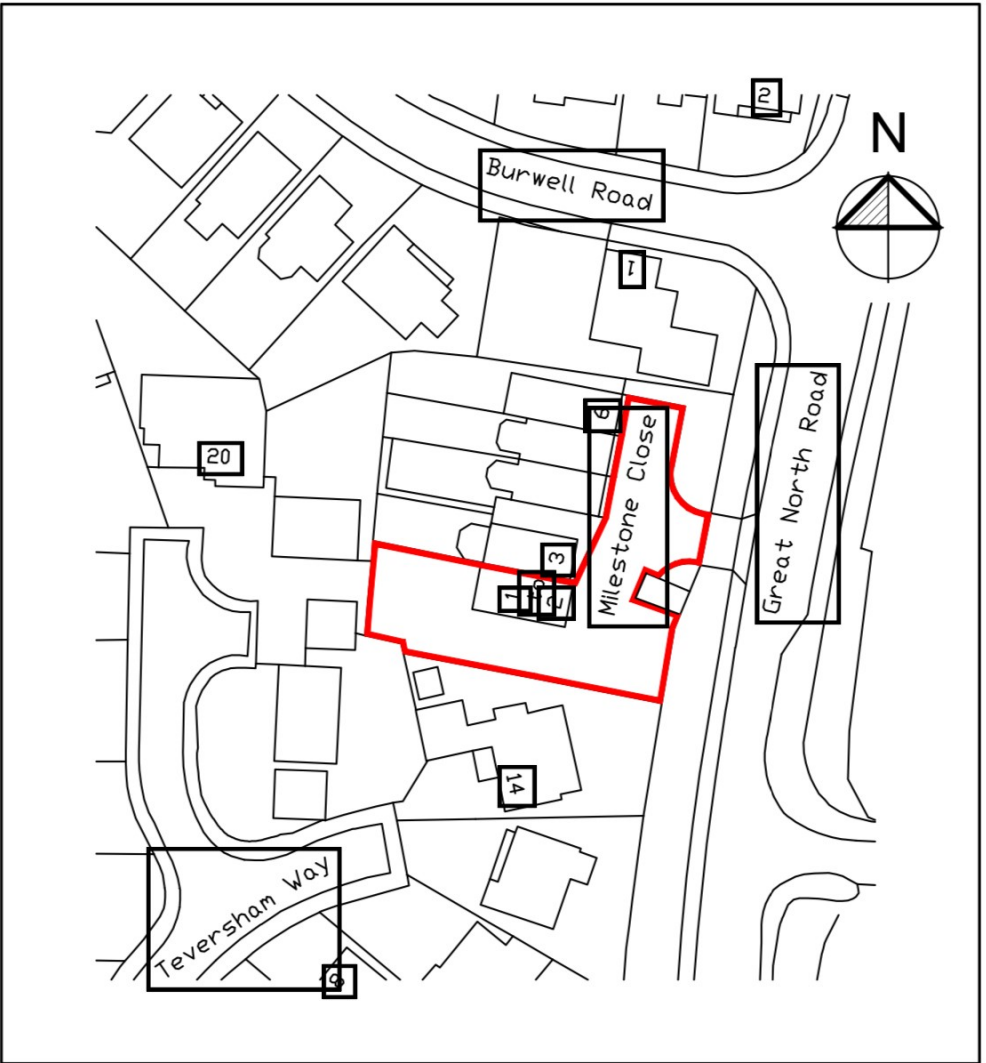


## Attachment 2

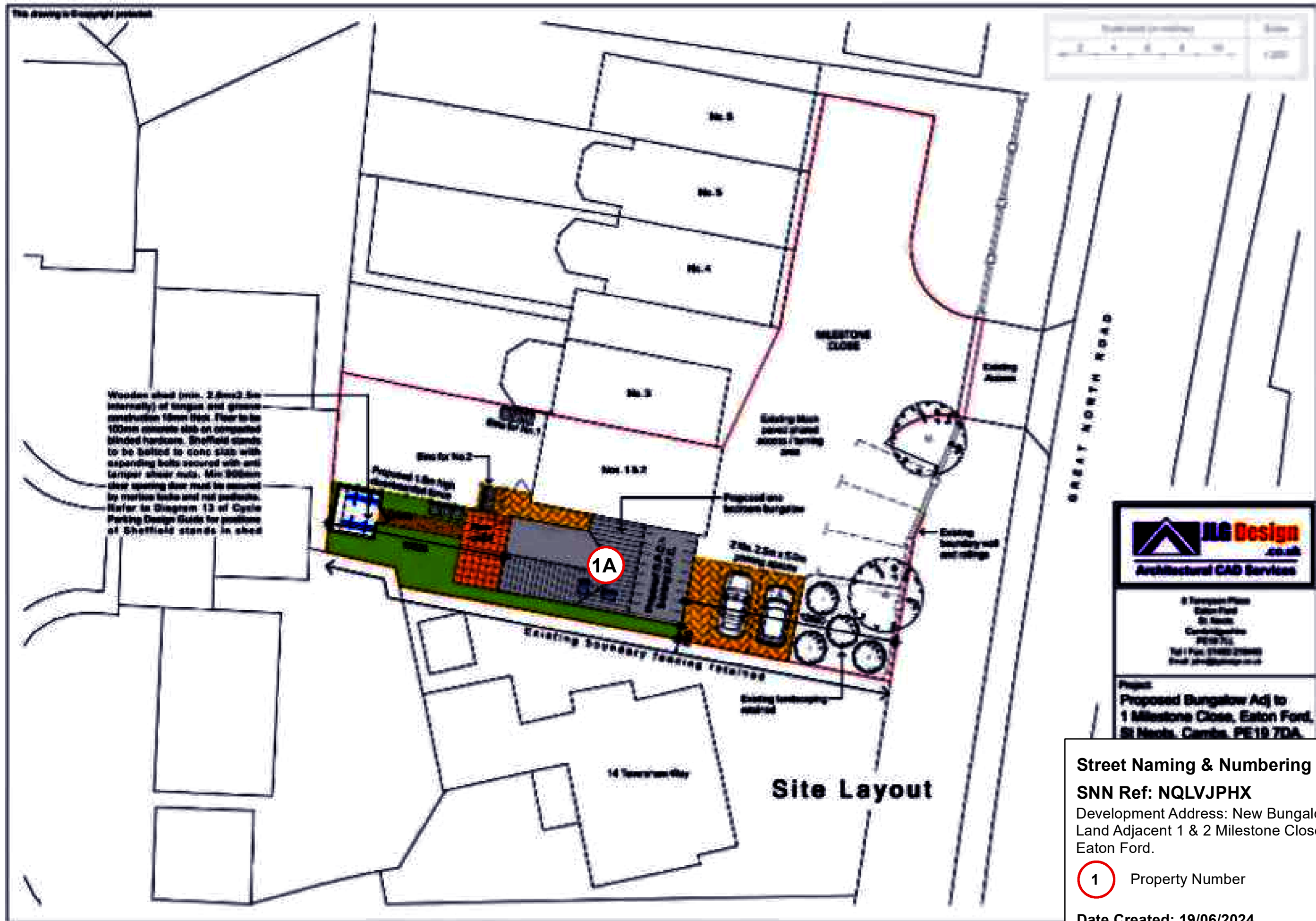
### Schedule of Planning Applications – 9<sup>th</sup> July 2024

No.	Reference	Development	SNTC Decision	Notes
S6	24/01102/HHFUL	<b>Ann &amp; Kate Knight</b> <b>12 Caldecote Road Eynesbury St</b> <b>Neots</b> Erection of single storey side extension to dwelling.		

**Chairperson**



Location Plan 1:1250



8 Fenwick Place  
Eaton Ford  
St Neots  
Cambridgeshire  
PE19 7JL  
Tel: 01462 778811  
Email: jlgdesign@icloud.com

Project:  
Proposed Bungalow Adj to  
1 Milestone Close, Eaton Ford,  
St Neots, Cambs. PE19 7DA.

**Street Naming & Numbering Plan**  
**SNN Ref: NQLVJPHX**  
 Development Address: New Bungalow,  
 Land Adjacent 1 & 2 Milestone Close,  
 Eaton Ford.  
 1 Property Number  
 Date Created: 19/06/2024



**From:** [Chris Robson](#)  
**To:** [Maxine Wright](#)  
**Subject:** FW: Proposed Disabled Persons Parking Bay: 153 Duck Lane, St Neots  
**Date:** 28 June 2024 13:01:36  
**Attachments:** [image002.png](#)  
[Duck Lane, St Neots DPPB.pdf](#)

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Kind regards,

Chris Robson  
Town Clerk  
St Neots Town Council

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**From:** Policy and Regulation <Policy.andRegulation@cambridgeshire.gov.uk>  
**Sent:** Friday, June 28, 2024 1:00 PM  
**To:** Cllr Simone Taylor <Simone.Taylor@cambridgeshire.gov.uk>;  
'Ian.Taylor@huntingdonshire.gov.uk' <Ian.Taylor@huntingdonshire.gov.uk>;  
'Simone.Taylor@huntingdonshire.gov.uk' <Simone.Taylor@huntingdonshire.gov.uk>;  
'Doug.Terry@huntingdonshire.gov.uk' <Doug.Terry@huntingdonshire.gov.uk>; Chris Robson  
<chris.robson@stneots-tc.gov.uk>  
**Subject:** Proposed Disabled Persons Parking Bay: 153 Duck Lane, St Neots

Dear Councillors & Town Council,

Cambridgeshire County Council has received an application to install a disabled persons parking bay for a resident in Duck Lane, 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.

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 22<sup>nd</sup> July 2024.

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

Kind regards  
Vicky

Vicky Burnett  
Lead Technician  
Policy & Regulation

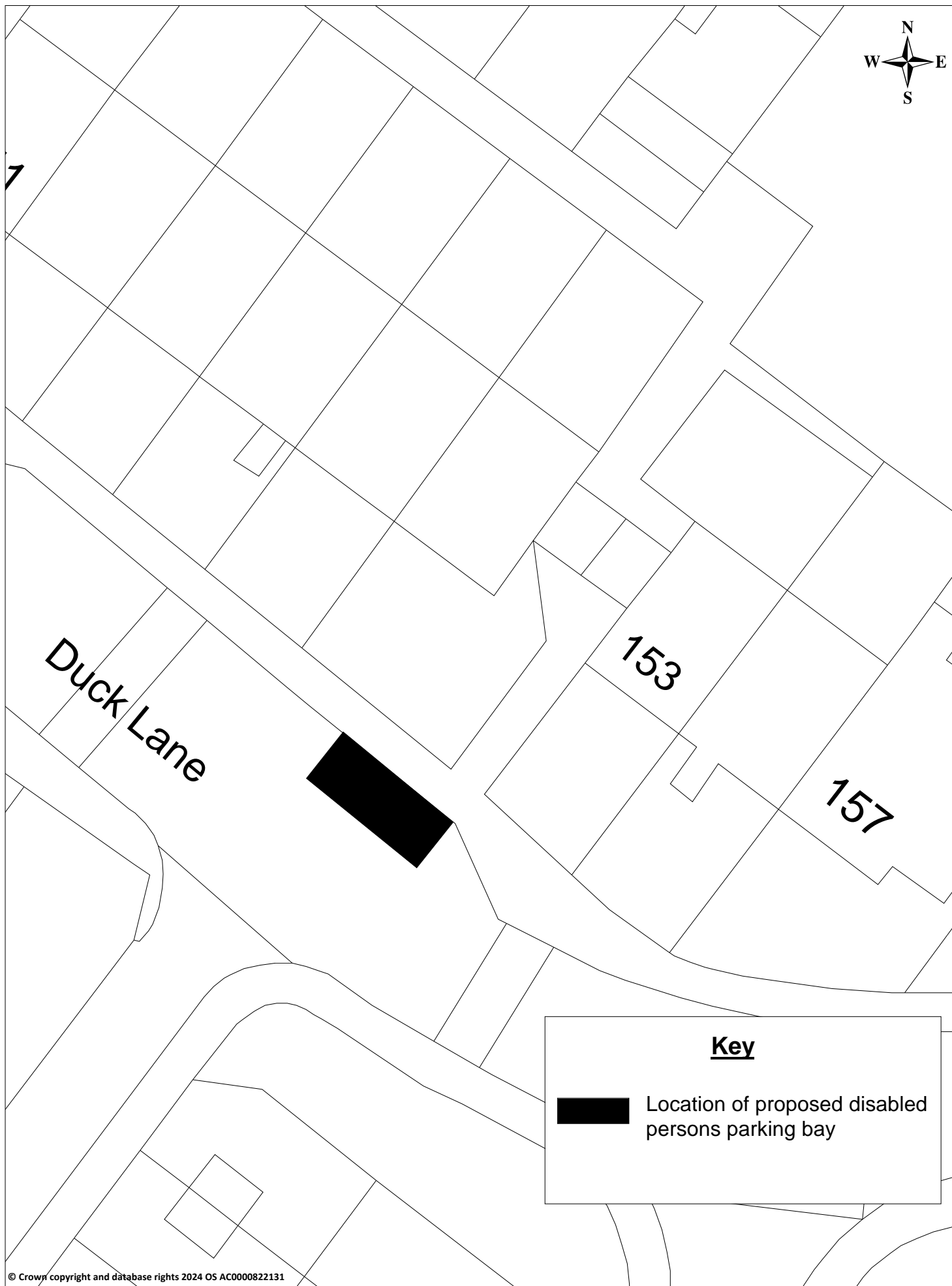
Highways Service

Cambridgeshire County Council



For more information regarding forthcoming  click [here](#)

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**Key**



Location of proposed disabled persons parking bay

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ORDER TITLE:

**Proposed disabled persons parking bay: Duck Lane, St Neots**

PROJECT:

0

Scale (at A4):  
1:235

REVISION: 0

Date:  
28/06/2024



**Cambridgeshire  
County Council**