



## 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 19<sup>th</sup> November 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 – 5th 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 3<sup>rd</sup> December 2024.



## Planning Committee

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

**Absent:** Cllr Pitt

**In Attendance:** Deputy Town Clerk, Senior Admin Assistant

Minutes of the **Extraordinary** meeting of the **Planning committee** held on **Tuesday 5<sup>th</sup> 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 Terry.

### 073 Declarations of Interest

There were none.

### 074 Minutes

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

Admin

### 075 Public Participation

There were no members of the public present.

### 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.

### 077 Street Naming & Numbering Notifications

Members noted the Allocation of addressing:

- i) 106 Cambridge Street, St Neots
- ii) 37 High Street, St Neots
- iii) Windmill Row, St Neots

### 078 Town and County Planning Act 1990 SECTIONS 78

Members noted the communication from Huntingdonshire District Council in relation to the following appeals:

- i) Planning Application Ref: 23/01996/FUL at 26 Cambridge Street St Neots PE19 1JN
- ii) Planning Application Ref: 24/00141/FUL at 11 Dukes Road Eaton Socon St Neots

### 079 Pre-Application Consultation Public Rights of Way

Members noted the Pre application consultation regarding public rights of way, Cromwell Rd, St Neots from Birchill Access Consultancy.



**080 Development Management Committee**

The Chairman informed Members that the next Development Management Committee meeting is scheduled for 2 weeks' time and that the agenda will be circulated.

Committee Chair

DRAFT

No.	Reference	Development	SNTC Decision	Notes
<b>The following application/s are for listed building consent</b>				
<b>S1</b>	24/01744/LBC	<b>Mrs C Foster</b> <b>11 Cambridge Street St Neots PE19 1JL</b> Repair works to roof, wall and render (retrospective)	<b>SUPPORT</b>	Improves the property.
<b>S2</b>	24/01834/LBC & 24/01833/HHFUL	<b>Mr Mark Taylor</b> <b>1 Eaton Ford Green Eaton Ford St Neots</b> Front extension of kitchen, rear extension of first floor bathroom within new dormer.	<b>SUPPORT</b>	Satisfactory proposal in terms of scale and pattern of development.
<b>S3</b>	24/01776/LBC	<b>Mr Jonathon Bartrop</b> <b>204 Great North Road Eaton Socon St Neots</b> Replacement of two single glazed wooden casement windows on side and rear elevation with slim profile double glazed wooden casement windows.	<b>SUPPORT</b>	Improves the property.
<b>S4</b>	24/01828/LBC & 24/01827/HDC	<b>HDC</b> <b>Hotel 10 - 14 Market Square St Neots</b> Internal and External alterations and Change of Use of Hotel (Class C2) to 2no. Commercial Units (Class E) and 5no. Residential units (Class C3)	<b>SUPPORT</b>	Members are pleased to see this building being returned to use; however, there is some disappointment that a hotel could not be incorporated in the proposed plans.
<b>The following application/s are in a conservation area</b>				
<b>S5</b>	24/01833/HHFUL	<b>Mr Mark Taylor</b> <b>1 Eaton Ford Green Eaton Ford St Neots</b> Front extension of kitchen, rear extension of first floor bathroom within new dormer.	<b>SUPPORT</b>	See S2 - 24/01834/LBC for comments
<b>S6</b>	24/01859/FUL	<b>Public House 3 South Street St Neots</b> Retrospective Planning Application for Kitchen / Bathroom Showroom Sales Unit ??? Class E(a)	<b>SUPPORT</b>	Makes efficient use of its site.
<b>S7</b>	24/01795/FUL	<b>Mr Vito Russo</b> <b>11 High Street St Neots PE19 1BU</b> Insertion of new access door and removal of window to ground floor of west elevation	<b>OBJECT</b>	Until such time that we have further information and plans for the proposed residential units in the building, members object to the application.
<b>S8</b>	24/01893/HHFUL	<b>Mr &amp; Mrs Ian Richardson</b> <b>11 St Anselm Place St Neots PE19 1AP</b> Proposed single storey extension to the side / rear and new driveway	<b>SUPPORT</b>	Makes efficient use of its site.

No.	Reference	Development	SNTC Decision	Notes
<b>S9</b>	24/01820/HHFUL	<b>Mrs Theresa Taylor</b> <b>3 The Old Dairy St Neots PE19 2DZ</b> Replacement of existing carport with enclosed garage structure.	<b>SUPPORT</b>	Improves the property.
<b>S10</b>	24/01972/TREE	<b>Mr David Cumberland</b> <b>Catholic Church Of St Joseph East Street St Neots</b> T1 Box - Fell to ground level - Tree is in declining and over 50% is dead. T2 Yew - Fell right stem near to ground level leaving larger stem to flourish. - Smallest stem is growing over neighbours property this is to prevent damage to roof, wall, and foundations. T3 Silver Birch - Fell to ground level - Dead. T4 Sycamore - Fell to ground level and grind stump -Tree is growing into the conifer hedge and not growing very well, this will make more space for church carpark.	<b>SUPPORT</b>	Tree works to be carried out in accordance with best arboricultural practice.
<b>S11</b>	24/01881/HHFUL	<b>Marianne Pang</b> <b>4 Tern Way St Neots PE19 1TQ</b> Single storey rear extension	<b>SUPPORT</b>	Improves the property.
<b>S12</b>	24/01839/HHFUL	<b>Mr &amp; Mrs Winney</b> <b>49 Viscount Court Eaton Socon St Neots</b> Proposed single and double extension to south elevation of house	<b>SUPPORT</b>	Makes efficient use of its site.
<b>S13</b>	24/01861/HHFUL	<b>Mr Shashank Sharda</b> <b>39 Fox Brook St Neots PE19 6AL</b> Installation of an Air Source Heat Pump	<b>SUPPORT</b>	Improves the property.
<b>S14</b>	24/01751/FUL	<b>Mr P Bird</b> <b>Street Record Samuel Emery Mews St Neots</b> Erection of communal pedestrian and vehicle access electronic gate to entrance of Samuel Emery Mews	<b>OBJECT</b> <b>Cllr Slade abstained</b>	Contrary to our neighbourhood plan in connecting the two areas.  Members would prefer to keep the existing footway access.

No.	Reference	Development	SNTC Decision	Notes
<b>S15</b>	24/01988/TREE	<b>Marlow</b> <b>401 Great North Road Eaton Ford</b> <b>St Neots</b> T1 Holm Oak 007/79 - Prune by 1m. - Provide clearance to buildings. T2 Yew - 007/79 Crown Lift by 3 metres from ground level removing secondary limbs, prune clear of annex by 1m - Provide clearance from buildings.	<b>SUPPORT</b>	Subject to HDC aboricultural Officer approval.

**Chairperson**

Schedule of Planning Applications –19<sup>th</sup> November 2024

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	24/01973/LBC	<b>Mr Mark Taylor</b> <b>1 Eaton Ford Green Eaton Ford St Neots</b> Replacement of traditional timber windows with traditional timber windows.		
The following application/s are in a conservation area				
S2	24/01980/S73	<b>Mr Alex Lowndes</b> <b>Unit 2 The Rowley Arts Centre Huntingdon Street</b> Variation of condition 21 (Opening Hours) of 1101319FUL to allow 24 hour use of units 2 and 3 as a gym		
S3	24/01953/FUL	<b>Mr Jeyaseelan Thambirajah</b> <b>Public House The Bulls Head 96 Cambridge Street</b> 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.		
S4	24/01893/HHFUL	<b>Mr &amp; Mrs Ian Richardson</b> <b>11 St Anselm Place St Neots PE19 1AP</b> Proposed single storey extension to the side / rear and new driveway following demolition of the existing garage  Amendments received		
S5	24/02070/S73	<b>AWJ Usher &amp; Sons Ltd</b> <b>38 Ackerman Street Eaton Socon PE19 8HR</b> Variation of Condition 2 (Plans) of 24/01165/FUL		
S6	24/01559/HHFUL	<b>Mrs Adele Smith</b> <b>81 Avenue Road St Neots PE19 1LH</b> Demolition of part of single storey rear extension. Erection of single storey and two storey extension to the rear with associated landscaping and drainage.		

## Agenda Item 5



## Attachment 2

### Schedule of Planning Applications – 19<sup>th</sup> November 2024

No.	Reference	Development	SNTC Decision	Notes
<b>S7</b>	24/02010/HHFUL	<b>Mr Daniel Wischhusen</b> <b>7 Merlin Close St Neots PE19 1UH</b> Proposed front two storey extension.		
<b>S8</b>	24/02030/HHFUL	<b>Mr Graham Wood</b> <b>2 Milton Avenue Eaton Ford St Neots</b> Proposed rear single storey extension and replacement of existing flat roof.		
<b>S9</b>	24/02048/HHFUL	<b>Mr Adams</b> <b>77 Wilkinson Close Eaton Socon St Neots</b> Two storey front extension, first floor side extension and re roof rear extension including a glazed canopy and changes to the external finishes.		
<b>S10</b>	24/02040/HHFUL	<b>Owen McGregor</b> <b>2 Wren Walk Eynesbury St Neots</b> Installation of an Air Source Heat Pump at front of property against the garden shed.		
<b>S11</b>	24/02085/TREE	<b>Mr John Harrison</b> <b>6 Bushmead Road Eaton Socon St Neots</b> Ash and Sycamore - reduce crowns all over by 2m and lift crowns by 5m.		

Chairperson