

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 **Extraordinary** meeting of the **Planning committee** to be held on **Tuesday 5th 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 – 15th October 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 & Numbering Notifications**
Allocation of addressing:
 - i) 106 Cambridge Street, St Neots Attachment 3
 - ii) 37 High Street, St Neots Attachment 4
 - iii) Windmill Row, St Neots Attachment 5

7. Town and County Planning Act 1990 SECTIONS 78

To receive communication from Huntingdonshire District Council on the appeal against the failure of the Local Planning Authority to give notice of its decision within the appropriate period on an application for permission or approval for the following development

- i) Planning Application Ref: 23/01996/FUL at 26 Cambridge Street St Neots PE19 1JN Attachment 6
- ii) Planning Application Ref: 24/00141/FUL at 11 Dukes Road Eaton Socon St Neots Attachment 7

8. Pre-Application Consultation Public Rights of Way

To review the Pre application consultation regarding public rights of way, Cromwell Rd, St Neots from Birchill Access Consultancy. Attachment 8

9. Development Management Committee

To receive any updates from the Committee Chairperson.



Planning Committee

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

Absent: Cllr Cooper-Marsh

In Attendance: Town Clerk, Admin Assistant

Minutes of the meeting of the **Planning committee** held on **Tuesday 15th October 2024** at **6.15pm** in the Eatons Community Centre, 18 The Maltings, Eaton Socon, St Neots, PE19 8ES.

- | 065 | Apologies for Absence | ACTIONS |
|-----|---|----------------|
| | Apologies were received from Cllrs Collins, Pitt and Terry. | |
| | 066 Declarations of Interest | |
| | Richard Slade declared an interest in planning application no 6, 24/01709/HHFUL | |
| | 067 Minutes | |
| | RESOLVED to approve of the minutes of the Planning Committee meeting held on 1 st October 2024 as a true and accurate record. | Admin |
| | 068 Public Participation | |
| | There were no members of the public present. | |
| | 069 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 |
| | 070 Brockwell Storage and Solar Statutory Consultation on East Park Energy | |
| | Members received and noted the information provided. | |
| | 071 Development Management Committee | |
| | The Chairman informed Members that there had not been a meeting of the District Council's Development Management Committee since the last meeting of the Town Council planning committee. There are no items relating to St Neots in the next scheduled meeting of the DMC. | |

COMMITTEE CHAIRPERSON

Schedule of Planning Applications – 15th October 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	24/01587/TREE	Mr Charles Scarr 8 Cambridge Gardens St Neots PE19 1JX Box Elder - Lower branches of tree are hanging over public highway. Encroaching lower branches require cutting back by 2m	Support	Within a sustainable location. Will have no negative impact on the wider landscape character of the area.
S2	24/01541/FUL	GPS Estates Ltd Land Between Manor Grove and Cromwell Road Eynesbury Diversion of existing Public Rights of Way (PRoW) (2 & 23) through the site and creation of a bituminous cycle and pedestrian footpath with soft landscaping.	Support	Makes efficient use of its site. Within a suitable location.
S3	24/01748/S73	Mr Alistair Smith 15 Tennyson Place Eaton Ford St Neots Variation of Condition 2 (Plans) of 22/02557/HHFUL.	Support	Minimum impact on neighbours. Improves the property.
S4	24/01743/HHFUL	Mr & Mrs Cutmore 8 Flawn Way Eynesbury St Neots Single storey flat roof extension to replace existing conservatory	Support	Improves the property. Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of its site.
S5	24/01687/HHFUL	Mrs Young 89A Crosshall Road Eaton Ford St Neots Single storey rear extension	Support	Minimum impact on neighbours. Within a sustainable location.
S6	24/01709/HHFUL	Mr Ian Peacock 36 Manor Farm Road St Neots PE19 1PW Removal of car port, two storey extension, single storey extension and demolition of existing garage	Support RS - abstain	Makes efficient use of its site. Improves the property.

Chairperson

Schedule of Planning Applications –5th November 2024

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	24/01744/LBC	Mrs C Foster 11 Cambridge Street St Neots PE19 1JL Repair works to roof, wall and render (retrospective)		
S2	24/01834/LBC	Mr Mark Taylor 1 Eaton Ford Green Eaton Ford St Neots Front extension of kitchen, rear extension of first floor bathroom within new dormer.		
S3	24/01776/LBC	Mr Jonathon Bartrop 204 Great North Road Eaton Socon St Neots Replacement of two single glazed wooden casement windows on side and rear elevation with slim profile double glazed wooden casement windows.		Unable to download: Heritage Statement (21.10.24)
S4	24/01828/LBC & 24/01827/HDC	HDC Hotel 10 - 14 Market Square St Neots Internal and External alterations and Change of Use of Hotel (Class C2) to 2no. Commercial Units (Class E) and 5no. Residential units (Class C3)		
The following application/s are in a conservation area				
S5	24/01833/HHFUL	Mr Mark Taylor 1 Eaton Ford Green Eaton Ford St Neots Front extension of kitchen, rear extension of first floor bathroom within new dormer.		
S6	24/01859/FUL	Public House 3 South Street St Neots Retrospective Planning Application for Kitchen / Bathroom Showroom Sales Unit ??? Class E(a)		Unable to download: Policy Guidance Checklist (14.10.24)
S7	24/01795/FUL	Mr Vito Russo 11 High Street St Neots PE19 1BU Insertion of new access door and removal of window to ground floor of west elevation		
S8	24/01893/HHFUL	Mr & Mrs Ian Richardson 11 St Anselm Place St Neots PE19 1AP		Unable to download: Design Statement. & Heritage Statement & SiteLocation.geo

Schedule of Planning Applications –5th November 2024

No.	Reference	Development	SNTC Decision	Notes
		Proposed single storey extension to the side / rear and new driveway		
S9	24/01820/HHFUL	Mrs Theresa Taylor 3 The Old Dairy St Neots PE19 2DZ Replacement of existing carport with enclosed garage structure.		
S10	24/01972/TREE	Mr David Cumberland Catholic Church Of St Joseph East Street St Neots 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.		
S11	24/01881/HHFUL	Marianne Pang 4 Tern Way St Neots PE19 1TQ Single storey rear extension		
S12	24/01839/HHFUL	Mr & Mrs Winney 49 Viscount Court Eaton Socon St Neots Proposed single and double extension to south elevation of house		
S13	24/01861/HHFUL	Mr Shashank Sharda 39 Fox Brook St Neots PE19 6AL Installation of an Air Source Heat Pump		
S14	24/01751/FUL	Mr P Bird Street Record Samuel Emery Mews St Neots Erection of communal pedestrian and vehicle access electronic gate to entrance of Samuel Emery Mews		

Agenda Item 5



Attachment 2

Schedule of Planning Applications – 5th November 2024

No.	Reference	Development	SNTC Decision	Notes
S15	24/01988/TREE	Marlow 401 Great North Road Eaton Ford St Neots 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.		

Chairperson

From: [Chris Robson](#)
To: [Maxine Wright](#)
Subject: FW: Street Naming & Numbering Notifications - BLDLKPWQ - CAMBRIDGE STREET, ST NEOTS
Date: 21 October 2024 10:49:53
Attachments: [image001.png](#)
[image015.png](#)
[image004.png](#)
[image005.png](#)
[BLDLKPWQ - GF PLAN.pdf](#)
[BLDLKPWQ - FF PLAN.pdf](#)
[BLDLKPWQ - NUMBERING SCHED.pdf](#)
[09-20_01d Site Plan A1.pdf](#)

Kind regards,

Chris Robson
Town Clerk
St Neots Town Council

From: snn <snn@3csharingservices.org>
Sent: 21 October 2024 09:42
Subject: Street Naming & Numbering Notifications - BLDLKPWQ - CAMBRIDGE STREET, ST NEOTS

Please find attached the latest Street Naming & Numbering Notification.

Allocation of addressing to the conversion into 12 flats at 106 Cambridge Street, St Neots.

To Be Known As:

FLATS 1 – 12 (*consec*)
BETHANY FRANCIS HOUSE (*building name*)

106
CAMBRIDGE STREET
ST NEOTS

PE19 1PL

Kind Regards

Sharon

Sharon Bish
Technical Consultancy Officer
Mobile:
Office: 01223 457110
Email: snn@3CSharedServices.org

ADMINISTRATIVE SCHEDULE - BETH HOUSE			
Flat No.	Type	Bed Rooms	Floor Area (sq)
01	Flat	2Bd	81.2 (874)
02	Flat	2Bd	87.2 (936)
03	Flat	2Bd	83.3 (895)
04	Flat	2Bd	83.3 (895)
05	Duplex Flat	2Bd	90.4 (973)
06	Duplex Flat	2Bd	71.5 (764)
07	Duplex Flat	2Bd	84.2 (901)
08	Duplex Flat	2Bd	71.4 (763)
09	Duplex Flat	2Bd	86.0 (917)
10	Flat	2Bd	82.2 (879)
11	Flat	2Bd	85.6 (915)
12	Flat	2Bd	72.2 (777)
TOTAL			945.15 (1012)

WALL TYPES (EXISTING)

- Type 1: Existing Masonry Wall (Type 1) in situ. No structural changes. To be retained. (See also notes on structural changes to be made to existing walls in order to provide for the proposed conversion of the existing walls.)
- Type 2: Existing Masonry Wall (Type 2) in situ. No structural changes. To be retained. (See also notes on structural changes to be made to existing walls in order to provide for the proposed conversion of the existing walls.)
- Type 3: Existing Masonry Wall (Type 3) in situ. No structural changes. To be retained. (See also notes on structural changes to be made to existing walls in order to provide for the proposed conversion of the existing walls.)
- Type 4: Existing Masonry Wall (Type 4) in situ. No structural changes. To be retained. (See also notes on structural changes to be made to existing walls in order to provide for the proposed conversion of the existing walls.)
- Type 5: Existing Masonry Wall (Type 5) in situ. No structural changes. To be retained. (See also notes on structural changes to be made to existing walls in order to provide for the proposed conversion of the existing walls.)
- Walling elements to be demolished. Refer to the notes on structural changes to be made to existing walls in order to provide for the proposed conversion of the existing walls.



Street Naming & Numbering Plan
SNN Ref: BLDLKPWQ
 Development Address: Conversion into
 12 Flats of Bethany Francis House,
 106 Cambridge Street, St Neots.

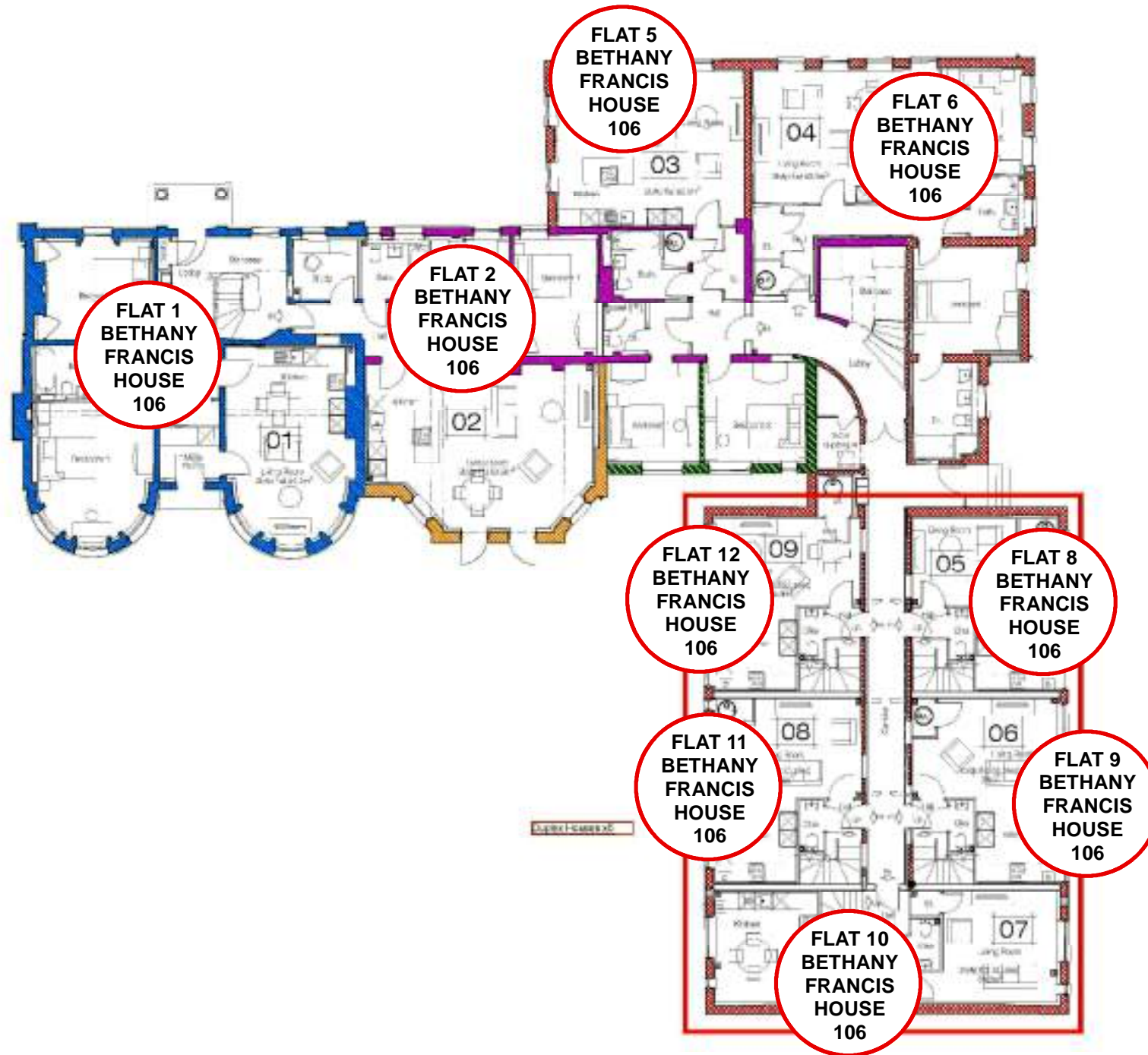
1 Property Number

Date Created: 27/09/2024

Flat No.	Type	Res./Rooms	Proposed (sq ft)
01	Flat	2/3/2	81.7 (874)
02	Flat	2/3/2	81.7 (874)
03	Flat	2/3/2	82.0 (887)
04	Flat	2/3/2	82.0 (887)
05	Duplex Flat	2/3/2	90.4 (973)
06	Duplex Flat	2/3/2	71.0 (764)
07	Duplex Flat	2/3/2	84.0 (904)
08	Duplex Flat	2/3/2	71.4 (769)
09	Duplex Flat	2/3/2	88.9 (954)
10	Flat	2/3/2	82.0 (886)
11	Flat	2/3/2	83.0 (896)
12	Flat	2/3/2	70.0 (757)
TOTAL			949 (10,172)

WALL TYPES (EXISTING)

-  Type 01: Existing wall (Blockwork) with 100mm insulation on the exterior side. Internal walls with solid masonry or blockwork.
-  Type 02: Existing wall (Blockwork) with 100mm insulation on the exterior side. Internal walls with solid masonry or blockwork.
-  Type 03: Existing wall (Blockwork) with 100mm insulation on the exterior side. Internal walls with solid masonry or blockwork.
-  Type 04: Existing wall (Blockwork) with 100mm insulation on the exterior side. Internal walls with solid masonry or blockwork.
-  Type 05: Existing wall (Blockwork) with 100mm insulation on the exterior side. Internal walls with solid masonry or blockwork.



Street Naming & Numbering Plan
SNN Ref: BLDLKPWQ
 Development Address: Conversion into
 12 Flats of Bethany Francis House,
 106 Cambridge Street, St Neots.

1 Property Number

Date Created: 27/09/2024

3C Shared Services

BLDLKPWQ - Conversion into 12 Flats of Bethany Francis House,

106 Cambridge Street, St Neots.

- 01 (gf) – Flat 1 Bethany Francis House, 106 Cambridge Street, St Neots
- 02 (gf) – Flat 2 Bethany Francis House, 106 Cambridge Street, St Neots
- 03 (gf) – Flat 5 Bethany Francis House, 106 Cambridge Street, St Neots
- 04 (gf) – Flat 6 Bethany Francis House, 106 Cambridge Street, St Neots
- 05 (duplex) – Flat 8 Bethany Francis House, 106 Cambridge Street, St Neots
- 06 (duplex) – Flat 9 Bethany Francis House, 106 Cambridge Street, St Neots
- 07 (duplex) – Flat 10 Bethany Francis House, 106 Cambridge Street, St Neots
- 08 (duplex) – Flat 11 Bethany Francis House, 106 Cambridge Street, St Neots
- 09 (duplex)– Flat 12 Bethany Francis House, 106 Cambridge Street, St Neots
- 10 (ff) – Flat 3 Bethany Francis House, 106 Cambridge Street, St Neots
- 11 (ff) – Flat 4 Bethany Francis House, 106 Cambridge Street, St Neots
- 12 (ff) – Flat 7 Bethany Francis House, 106 Cambridge Street, St Neots

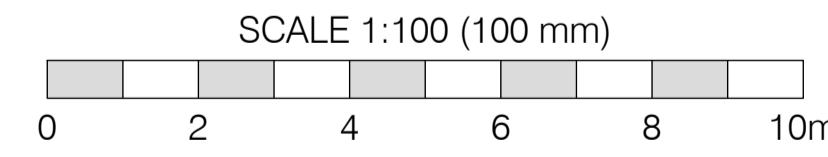
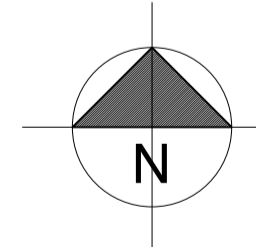
Your addresses can only become live on Royal Mail's online postcode finder once a property is built and ready to receive mail. **To make the address live, please telephone 03456 011110 (option 3). Please ask them to check in their 'Not Yet Built' file.**

September 2024



- Key**
- 1.8m high close boarded timber fence with concrete posts and gravel boards in good condition to be retained
 - 1.8m high existing timber overlap fencing with timber fence posts in poor condition to be replaced
 - +++++ 1.1m high metal rail and post fencing in fair condition, to be retained. Repair damaged sections, rub down and repaint
 - 1.5m high brick boundary wall with half round brick coping in good condition, to be retained

NOTE:
Drawing to be read in conjunction with Landscape Architects drawing number 2022_77_001



CONSTRUCTION

- D Cycle store capacity increased from 20 to 24, bin store moved nearer to site entrance 25.01.23
- C Updated to landscape architects drawing 11.01.23
- B Cross reference to landscape architects drawing added 19.10.22
- A Boundary fencing information added 19.08.22

Wiltshire Architectural Ltd
71 Hill Road
Chelmsford
Essex, CM2 6HW
Tel: 01245 603905
E: info@warch.co.uk

Client
Epitome Development Ltd

Project
Bethany Francis House, 106 Cambridge Street, St Neots PE19 1PL

Drawing					
Proposed Site Plan					
All dimensions to be checked on site. Do not scale. This drawing is copyright					
Date	Drawn	Scale	Job No.	Drawing No.	Revision
Apr 22	RW	1:100@A1	09-20	01	D

Proposed Ground Floor Plan scale 1:200

From: [Contact Us](#)
To: [Maxine Wright](#)
Subject: Fw: Street Naming & Numbering Notifications - VFBXMWFQ - HIGH STREET, ST NEOTS
Date: 11 October 2024 10:14:07
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image008.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image001.png](#)
[image016.png](#)
[image014.png](#)
[image015.png](#)
[VFBXMWFQ - PLAN.pdf](#)
[24-08-200-Location and Block Plans-24-04-24.pdf](#)

Karen Pollecutt
Deputy Town Clerk
St Neots Town Council

From: snn <snn@3csharedservices.org>
Sent: Friday, October 11, 2024 9:31:15 AM
Subject: Street Naming & Numbering Notifications - VFBXMWFQ - HIGH STREET, ST NEOTS

Please find attached the latest Street Naming & Numbering Notification.

Allocation of addressing to the conversion into 6 flats of 37 High Street, St Neots.

To Be Known As:

FLAT 1 – 6 (*consec*)
THE BANK (*building name*)

37
HIGH STREET
ST NEOTS
PE19 1FB

Kind Regards

Sharon

Sharon Bish
Technical Consultancy Officer
Mobile:
Office: 01223 457110
Email: snn@3CSharedServices.org
Website: www.3csharedservices.org/

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Sharon

Sharon Bish

Technical Consultancy Officer

Mobile:

Office: 01223 457110

Email: snn@3csharedservices.org

Website: www.3csharedservices.org/

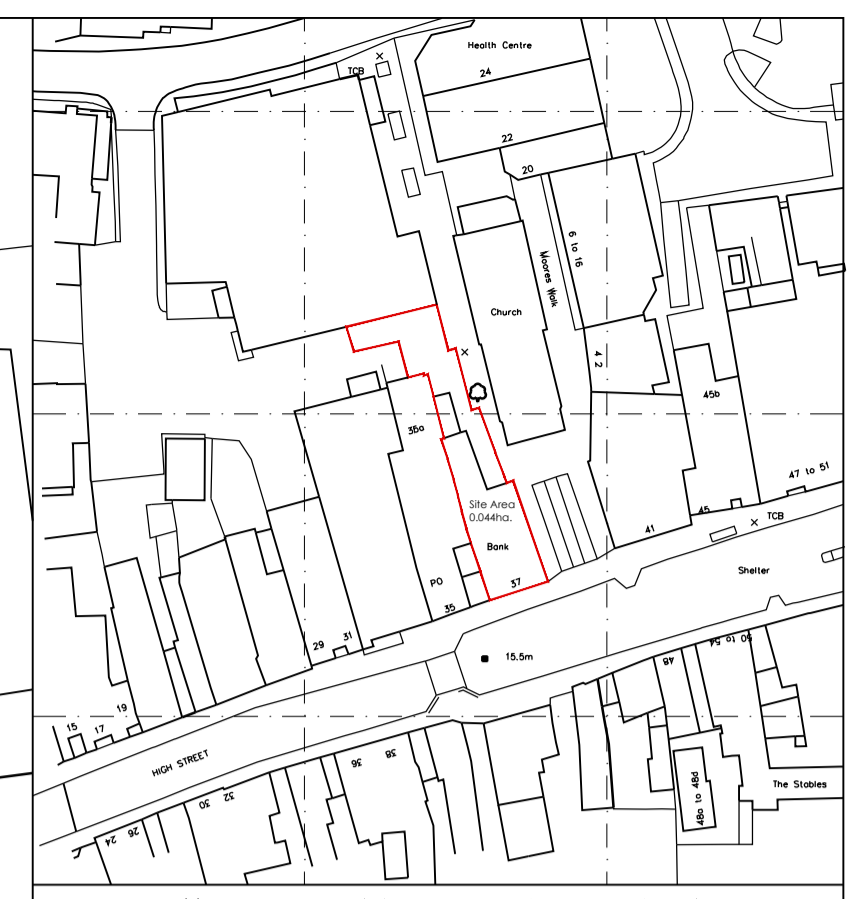
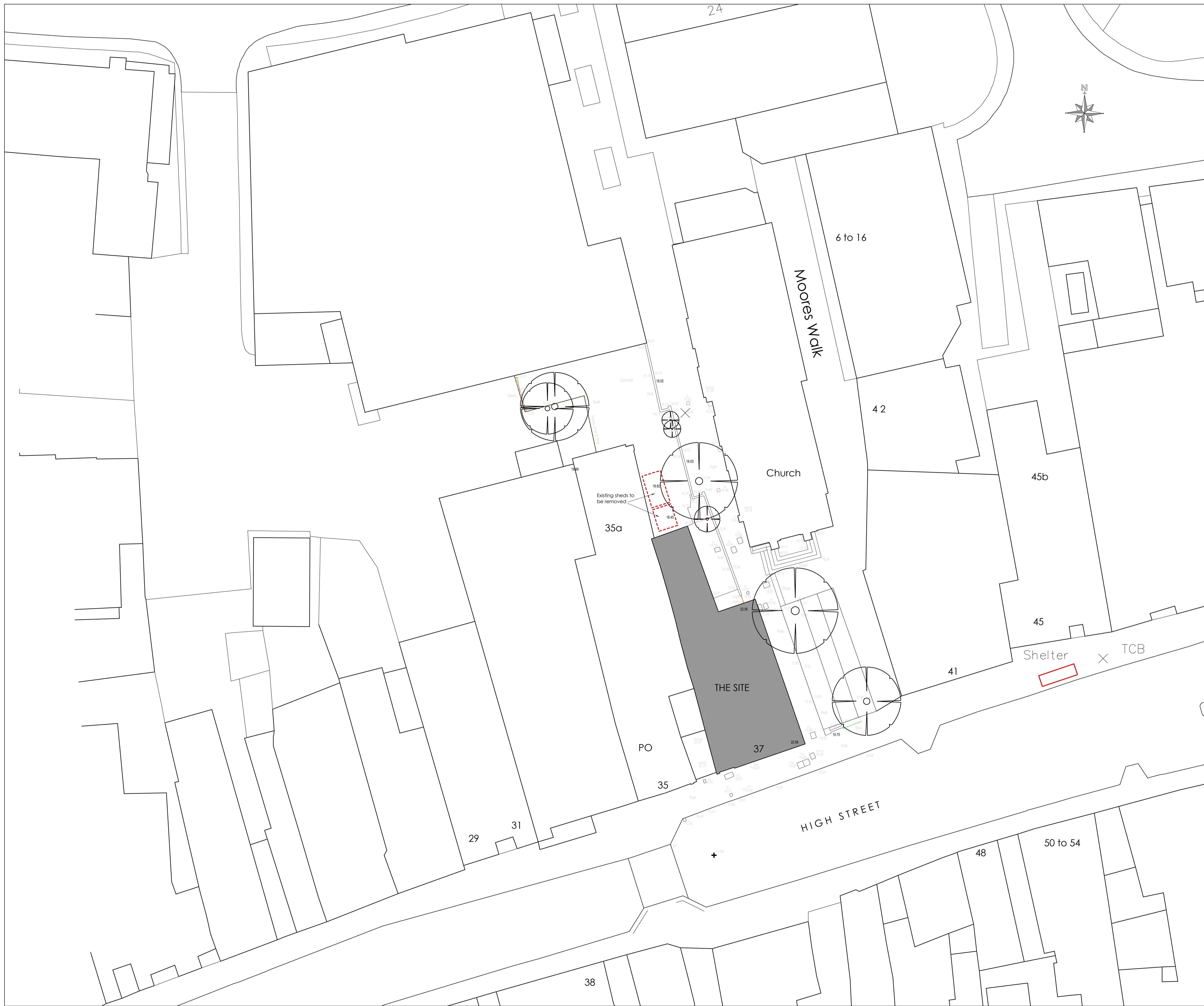
****Remember if you contact 3C BC before 9am we guarantee an inspection the same day! Or use the LABC Inspection Request app to pre-book [Apple](#) and [Android](#).**

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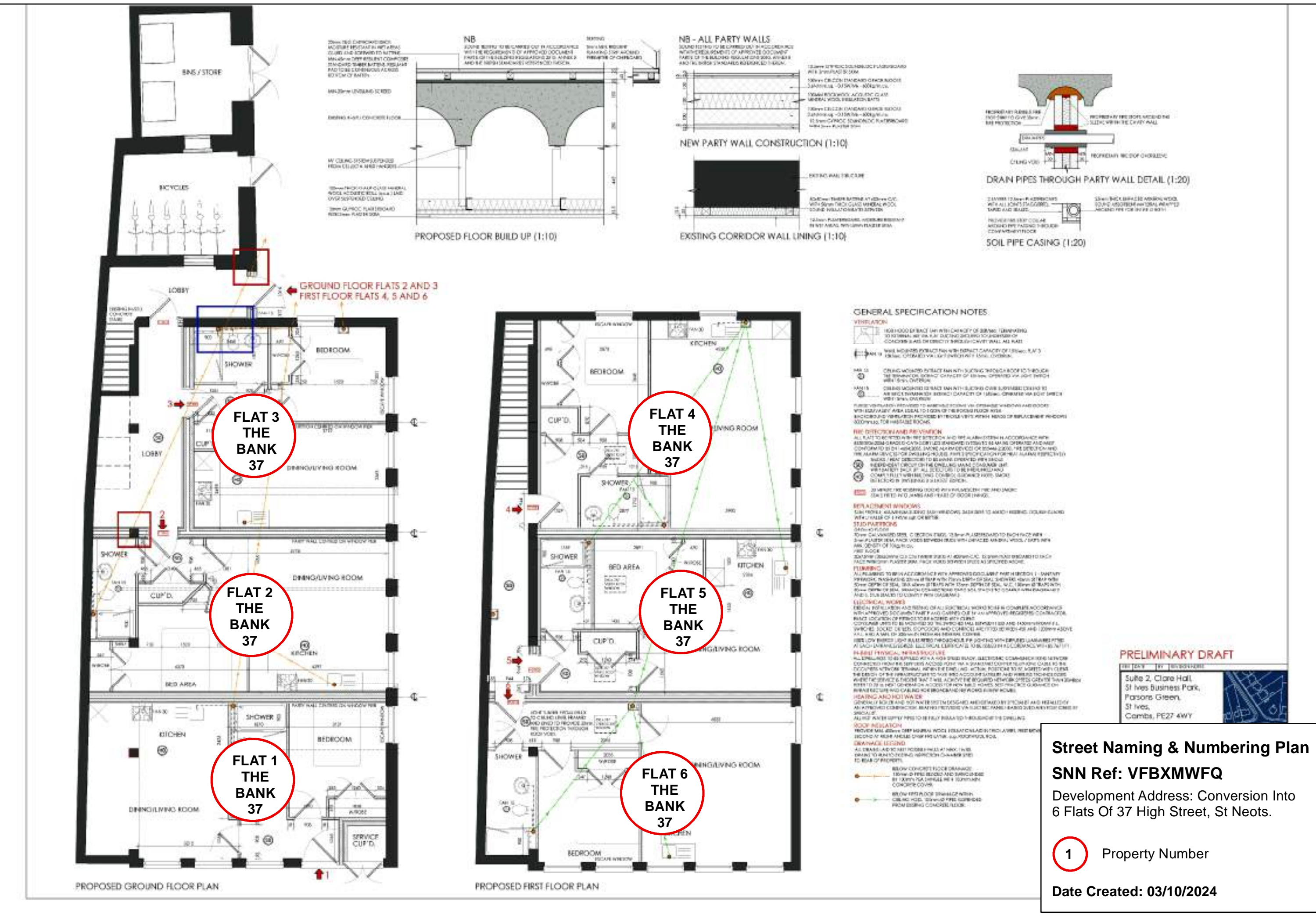


Ordnance Survey (c) Crown Copyright 2024. All rights reserved. Licence number 100022432
 0 10 20 30 40 50 60 70 80 90 100

Location Plan 1:1250

REV.	DATE	BY	REVISION NOTES
Suite 2, Clare Hall, St Ives Business Park, Parsons Green, St Ives, Cambs, PE27 4WY			
© COPYRIGHT Tel: 01480 494969 Email: enquiries@planningandarchitecture.co.uk Web: www.planningandarchitecture.co.uk			
PROJECT PROPOSED CONVERSION FROM BANK TO RESIDENTIAL, 37 HIGH STREET, ST NEOTS CAMBRIDGESHIRE. PE19 1BP			
CLIENT ALLGOOD SERVICES LTD.			
DRAWING TITLE LOCATION AND BLOCK PLAN			
DRAWN BY NFM		SCALE 1:200 - 1:1250 @ A1	
DATE 24/04/24		DWG. No. 24-08-200	





Street Naming & Numbering Plan
SNN Ref: VFBXMWFQ
 Development Address: Conversion Into
 6 Flats Of 37 High Street, St Neots.
 1 Property Number
 Date Created: 03/10/2024

From: snn
Subject: Street Naming & Numbering Notifications - NRTXLFNH - WINDMILL ROW, ST NEOTS
Date: 28 October 2024 13:17:54
Attachments: [image001.png](#)
[image004.png](#)
[image005.png](#)
[NRTXLFNH - PLAN.pdf](#)
[NRTXLFNH - NUMBERING SCHED.pdf](#)

Please find attached the latest Street Naming & Numbering Notification.

Allocation of addressing to 7 new dwellings at Windmill Row, St Neots.

To Be Known As:

**WHITBURN COTTAGE, SWINLEY COTTAGE, COTTIGHAM COTTAGE, REDWORTH COTTAGE,
 WOOTTON COTTAGE, BIDSTON COTTAGE & FALFIELD COTTAGE**

**WINDMILL ROW
 ST NEOTS
 PE19 1JF**

Kind Regards

Sharon

Sharon Bish
 Technical Consultancy Officer
 Mobile:
 Office: 01223 457110
 Email: snn@3CSharedServices.org
 Website: www.3csharedservices.org/

3C Shared Services is a strategic partnership between Cambridge City Council, Huntingdonshire District Council and South Cambridgeshire District Council.

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3C Shared Services

NRTXLFNH - 7 New Dwellings At Former Outbuildings Rear Of 30 And 32 High Street, St Neots.

Plot 1 – Whitburn Cottage, Windmill Row, St Neots

Plot 2 – Swinley Cottage, Windmill Row, St Neots

Plot 3 – Cottigham Cottage, Windmill Row, St Neots

Plot 4 – Redworth Cottage, Windmill Row, St Neots

Plot 5 – Wootton Cottage, Windmill Row, St Neots

Plot 6 – Bidston Cottage, Windmill Row, St Neots

Plot 7 – Falfield Cottage, Windmill Row, St Neots

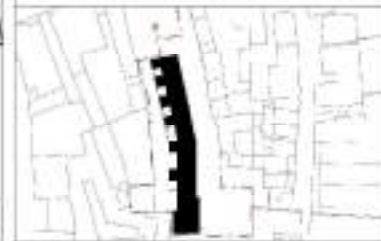
Your addresses can only become live on Royal Mail's online postcode finder once a property is built and ready to receive mail. **To make the address live, please telephone 03456 011110 (option 3). Please ask them to check in their 'Not Yet Built' file.**

October 2024



Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

SKETCH
© Skidmore Design



- Applicant Site Boundary
- Tegula block paving
- Brindle Block Paving
- Grass/ Landscaping
- Hard Standing / Patio
- FH Fire Hydrant
- MB Meter boxes are located in the ginnels. Note that Meter boxes are to be inset and flush with the ginnel wall.

Street Naming & Numbering Plan

SNN Ref: NRTXLFNH
 Development Address: 7 New Dwellings
 At Former Outbuildings Rear Of 30
 And 32 High Street, St Neots.

1 Property Number

Date Created: 21/10/2024



Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN

01480 388424
www.huntingdonshire.gov.uk

Chris Robson

Planning Application Ref: 23/01996/FUL
Planning Appeal Ref: 24/00037/NONDET
Planning Inspectorate Ref: APP/H0520/W/24/3346983

9th October 2024

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 SECTIONS 78

Proposed Development 26 Cambridge Street St Neots PE19 1JN
Redevelopment for retirement living accommodation comprising 57 apartments, 16 cottages, including communal facilities, access, car parking, landscaping and associated works

Appellant's name (s): Churchill Retirement Living

I am writing with respect to the above appeal which has been made to the Secretary of State in respect of the above site and to my previous letter(s) regarding the appeal. Both parties have agreed that the appeal be dealt with at a Public Inquiry. Inspector C Dillon BA (Hons) MRTPI, appointed by the Secretary of State to determine this matter will Chair the Public Inquiry at 10AM in The Civic Suite, Huntingdonshire DC, Pathfinder House, St Marys Street, Huntingdon PE29 3TN on the 5th - 7th November and the 12th -13th November 2024.

The final proofs of evidence by the Council and the appellant will normally be exchanged four weeks in advance of the inquiry date.

The Planning Inspectorate may hold their hearings online and full details of how to participate can be found here <https://www.gov.uk/government/publications/planning-inspectorate-virtual-events-guide-to-participating>.

If you do wish to participate please contact the Planning Inspectorate at Kerr.Brown@planninginspectorate.gov.uk quoting the reference above, if you wish to participate remotely online please also contact us at PlanningAppeals@huntingdonshire.gov.uk.

The original planning application and appeal documents can be viewed via Public Access from the Council Website www.huntingdonshire.gov.uk/planning or if you wish you may visit the Customer Service Centre at Pathfinder House, St Marys Street, Huntingdon, PE29 3TN to view documents from a computer during normal office hours.

If you wish to view the 'Guide to taking part in planning appeals' see the Planning Inspectorate web site www.planning-inspectorate.gov.uk. If you require any further information regarding this appeal then you can contact Planning Admin at planningappeals@huntingdonshire.gov.uk.

Please note that when made, the decision will be published on the Planning Portal.

Yours faithfully

A handwritten signature in black ink, appearing to read 'C. Kerr'.

Clara Kerr
Chief Planning Officer
Huntingdonshire District Council



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: 24/00141/FUL
HDC Appeal Ref: 24/00059/REFUSL
Planning Inspectorate Ref: APP/H0520/W/24/3347572

29th October 2024

Dear Clerk

TOWN AND COUNTRY PLANNING ACT 1990 SECTIONS 78

Proposed Development 11 Dukes Road Eaton Socon St Neots
Proposed detached bedroom bungalow

Appellant's name (s): Mr Selley

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 James Pocock (Room 3/B), Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, within 5 weeks of the appeal start date, which was the 25th October 2024, quoting the Planning Inspectorate appeal reference number APP/H0520/W/24/3347572. 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. 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. If you require any further information regarding this appeal then you can contact the DM Admin team on Tel (01480)388418.

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 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

Cromwell Road, St Neots
Public Rights of Way Consultation

Proposed extinguishment of Public Footpaths 194/23 & 194/2
Proposed creation of a new Public Bridleway

(View with attached map and photos)

Background

The Cromwell Road, St Neots site lies on the east side of St Neots in Cambridgeshire and is proposed for the development of 83 housing plots which received outline planning permission in 2021. The development is still going through reserved matters process at the moment (ref: PP13147323v1VfV) which is hopefully to be determined very soon.

Considerable time and effort has been taken already to consider the two Public Footpaths that currently cut across the southern part of the development site. The council have clearly stated a diversion is not possible or something they would consider hence the proposal now for extinguishment and creation. Multiple discussions about the proposal have taken place with the council Public Rights of Way Officer to try and propose the best mitigation and outcome for public users before a formal application to extinguish the two footpaths and create a new bridleway is made.

The current footpaths on the ground have not been accessible for a very long time as they have been fenced around the boundary for many years before the current developer purchased the land. Whilst the developer acknowledges their layout will affect these footpaths, they did initially try to incorporate the footpaths but this was very difficult due to a section of unregistered land and sharp 90 which were required to navigate around a substation. The unregistered land has since been purchased by the developer allowing a bridleway to be created and installed over what has been agreed as the most suitable route.

The bridleway will be of a significant width and gain enabling walkers, pedal cyclists and horse riders to legally use the route. It will be substantially wide at 4 metres with an additional 1metre buffer verge either side. It will also be mostly open and unfenced for much of its route and will be also easily accessible from both the north and south of the bridleway as well as the middle of the development and therefore have an open and spacious feel to accommodate all the potential users (foot, pedal cyclists and horserider.). In reality it is anticipated most of the usage will be by those on foot and pedal cycle though given the urban nature and nearby routes are only public footpaths. It will provide a key link across the site and serve the wider community much better than the existing routes.

See attached photos of existing footpath which is overgrown and been blocked well before the developer came along. Also, photos of proposed bridleway line as it stands showing in reality people have already also been using the proposed new bridleway route on the ground. There will be an application for extinguishment

orders of the footpaths and a separate application for a creation order for the bridleway.

Proposed Extinguishment Order of Public Footpath 194/23 and 194/2

Footpath 194/3 runs from Point A (Grid Ref: *TL 19292 60089*) on the eastern side of an existing housing development on the east side of St Neots and runs across an open field to Point B (Grid Ref: *TL 19349 59993*)

A total distance of 112 metres and legal width of 2 metres.

Footpath 194/2 runs from Point C (Grid Ref: *TL 19305 60100*) also on the eastern side of the same existing housing development on the east side of St Neots and very close indeed to Footpath 194/3 only approx. 50 m away at its furthest before joining Cromwell Road at Point D (Grid Ref: *TL 19395 59987*).

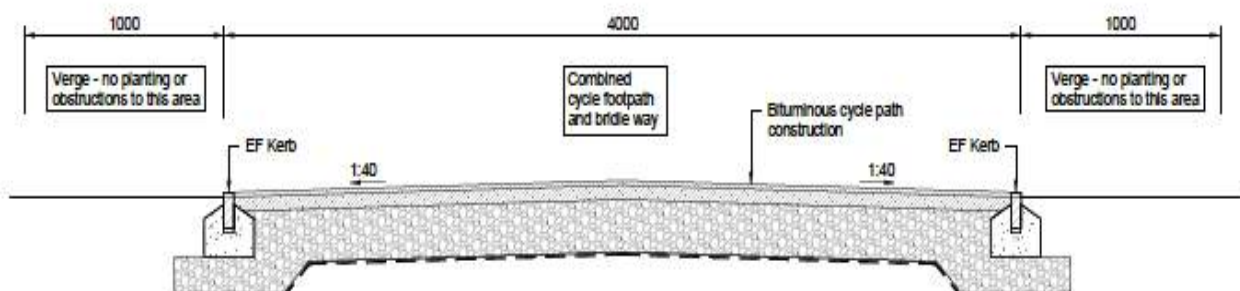
A total distance of 144 metres and a legal width of 2 metres.

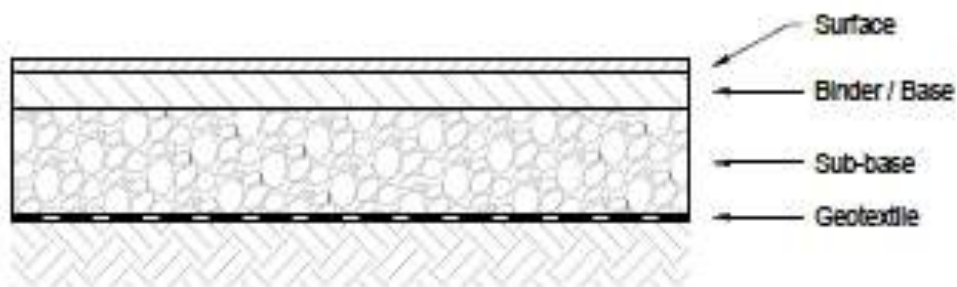
Proposed Creation Order for new Public Bridleway joining Cromwell Rd.

The proposed bridleway will run from the eastern end of Manor Grove at Point E (Grid Ref: *TL 19316 60107*) along a newly surfaced route suitable for all bridleway users with a significant width of 4 metres plus a 1m wide either side of the surfaced area. The route will join Cromwell Road slightly north of the existing footpath at Point F (Grid Ref: *TL 19426 60038*). A total distance of 129 metres and width of 6m including verges but 4m surfaced.

Please note the developer has only recently just purchased the land on which the bridleway is proposed but has already undertaken some preliminary consultations with a few bodies including Anglian Water and Council highways. The proposed new bridleway would of course be added to the council's Definitive Map and Statement.

A cross section basic design of the proposed bridleway is shown below:





Surface Course

20mm AC10 dense surf 100/150 to BS EN 13108-1

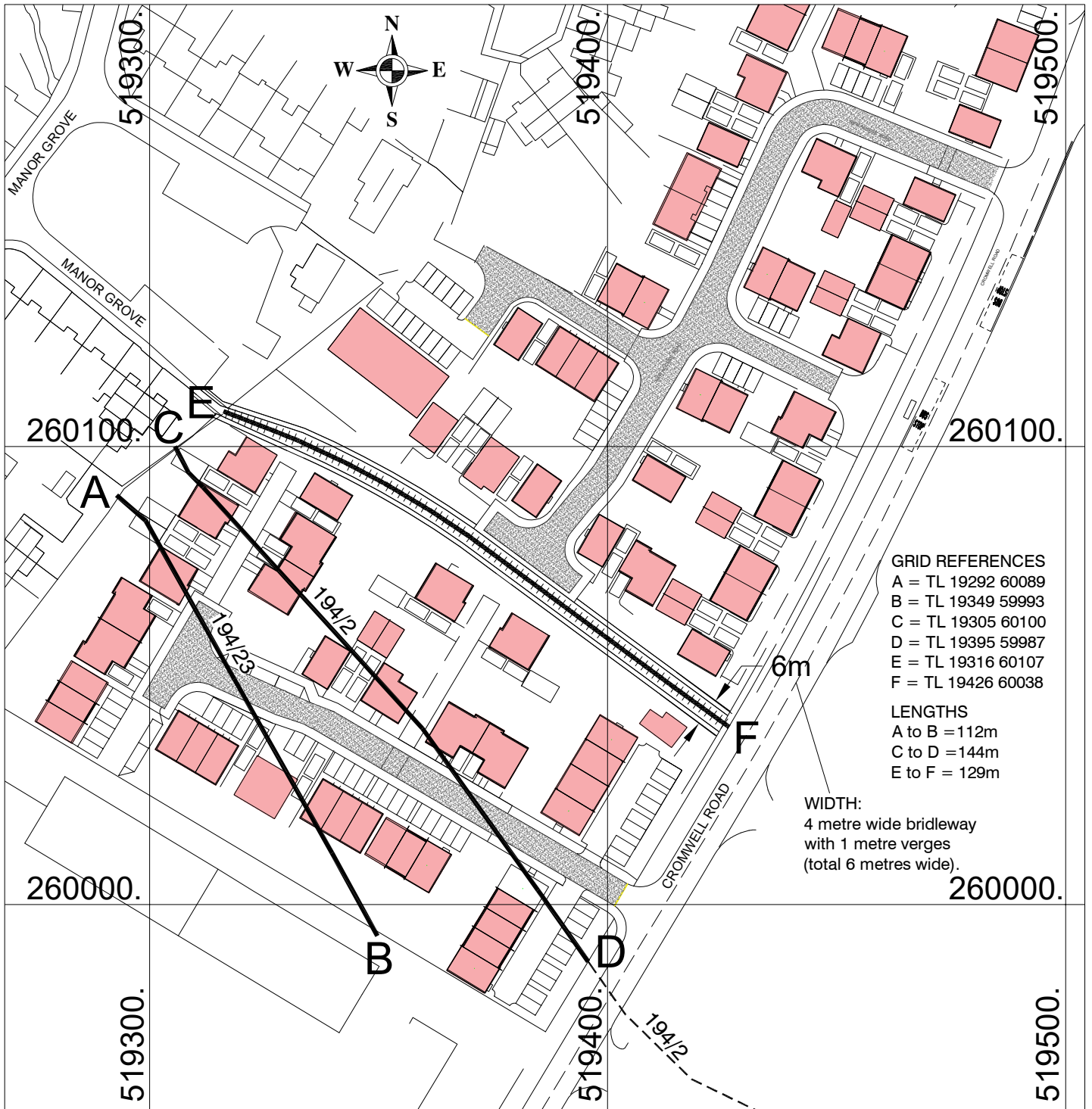
Binder / Base Course

60mm AC20 dense bin 100/150 to BS EN 13108-1.

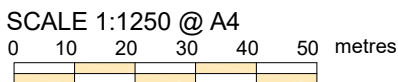
Sub-base

150mm min granular sub-base type 1 (granite) to clause 803 of highway agency specification, rolled and consolidated in accordance with clause 802 of Highway England's specification. At vehicle crossovers increase thickness to 225mm. Provide Terram Geotextile T1000 below subbase.

2 OCT 2024-combined v1



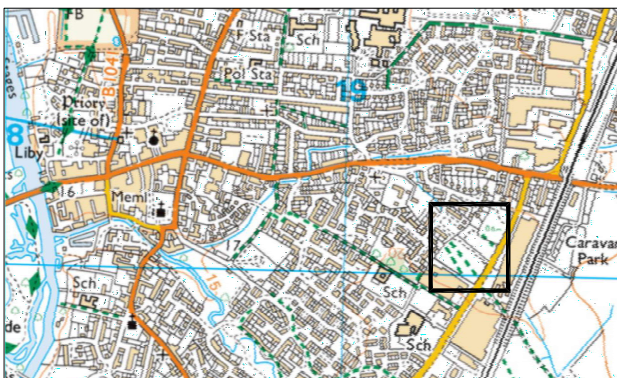
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Footpaths to be extinguished **A** **B** and **C** **D**

Bridleway to be created **E** **F**

Unaffected Footpaths - - - - -



TL 1960

Highways Act 1980 Section 118
Proposed Extinguishment Order 2024
 of Public Footpaths No. 2 (part) and 23
 off Cromwell Road, Parish of St. Neots
AND
 Highways Act 1980 Section 26
Proposed Public Bridleway linking
 Manor Grove to Cromwell Road
 Parish of St. Neots
Public Path Creation Order 2024.

From: Birchill Access Consultancy Ltd <claire@birchillaccess.co.uk>

Sent: 14 October 2024 13:16

To: Birchill Access Consultancy Ltd <claire@birchillaccess.co.uk>

Cc: lyndawarth@hotmail.co.uk; huntsrambler.footpath@gmail.com; office2@oss.org.uk; admin@acu.org.uk; notices@bywaysandbridlewaystrust.org.uk; Contact Us <enquiries@stneots-tc.gov.uk>; Rob Simonis <Robert.simonis@stneots-tc.gov.uk>; Chris Robson <chris.robson@stneots-tc.gov.uk>; steve.hel@btinternet.com

Subject: Pre application consultation regarding public rights of way, Cromwell Rd, St Neots

Dear Consultee

PRE-APPLICATION CONSULTATION RE: DEVELOPMENT SITE AND PUBLIC RIGHTS OF WAY, Off CROMWELL RD, ST NEOTS

We are acting on behalf of GPS estates a developer planning a development on the east side of St Neots, Cambridgeshire.

We are acting specifically on matters concerning Public Rights of Way at this site and have already had some fairly detailed discussions regarding these proposals with the council Public Rights of Way Officer who is aware of this.

Please see attached:

- Detailed description of proposals involving public rights of way
- Detailed map showing development layout and existing and proposed public rights of way
- Some site photos to give context

If after reading the attached proposal you have any comments please forward them to us at claire@birchillaccess.co.uk by the deadline of **11th November 2024**. Please note this consultation is separate to the planning matters which are currently going through a separate process and reserved matters at the end of November.

This consultation will help inform us before a formal application is made to the council regarding the public rights of way.

Any questions, please do ask.

Birchill Access
Consultancy

Claire Goodman-Jones, Bsc (Hons), MIPROW
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Current walked route which is where the new bridleway route is proposed. Picture taken from Cromwell road end.



Current walked route which is where the new bridle way route is proposed. Picture taken closer to the Manor grove end.

Footpaths 2 and 23 run through this the parcel of land below, as you can see this is over grown and not used. Picture taken from 'walked route'.



Picture below shows the same parcel of land at the manor grove end, footpaths 2 and 23 run through this area so again no sign off use.



Picture of the same area as above but from a different angle. Footpaths 2 and 23 run through this area and start/finish along the boundary highlighted in red, as you can see there is no through access or sign of use.

