



Planning Committee

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

Absent: Cllr Copper-Marsh, Dunford and Terry

In Attendance: Town Clerk, Events and Communications Officer

Minutes of the meeting of the **Planning committee** held on **Tuesday 17th September 2024** at **6.00pm** in the Eatons Centre, 18 The Maltings, Eaton Socon, St Neots, PE19 8ES.

- 049 Apologies for Absence** **ACTIONS**
Apologies were received from Cllrs Cooper-Marsh, Dunford and Terry
- 050 Declarations of Interest**
Cllr Slade and Pitt declare non-pecuniary interests in the Urban & Civic Wintringham applications as the St Neots Festival, of which they are organisers had received funding from the applicant.
- 051 Minutes** Admin
RESOLVED to approve of the minutes of the Planning Committee meeting held on 3rd September 2024 as a true and accurate record.
- 052 Public Participation**
There was one member of the public present.
- 053 Schedule of Current Planning Applications** Admin
The Committee considered the schedule of current planning applications, and the recommendations made by the committee are appended to these minutes.
- 054 Disabled Bay Applications**
Members received and noted applications for disabled persons parking bays at the following locations;
- i) Mallard Lane
 - ii) Flawn Way
- 055 Pavement License Applications**
There were none.
- 056 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.

COMMITTEE CHAIRPERSON

Planning Responses – 17th September 2024

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	24/01498/LBC	Twigden - Bewick Homes Ltd 7 - 9 Market Square St Neots Change of Use, and partial demolition of former Public House to 9 residential units.	Object	The Council is not opposed to residential development on the site but believes the development of 9 dwellings is an over development of the site.
S2	24/01497/FUL	Twigden - Bewick Homes Ltd 7 - 9 Market Square St Neots Change of Use, and partial demolition of former Public House to 9 residential units.	Object	The Council would prefer to see a reduction in the number of dwellings, providing better a better quality and size of accommodation. Loss of light and overshadowing.
S3	24/01502/LBC	Ms J Roberts - AJJ Premises Ltd Siberia House 30 Cambridge Street St Neots PE19 1JL Change of Use of dwelling to Children's Day Nursery and demolition and replacement outbuildings Siberia House.	Object	Road access Highway safety Lack of Transport Strategy to show how the application will manage and address high traffic volume at drop off / pick up time.
S4	24/01501/FUL	Alison Hutchinson - AJJ Premises Ltd Siberia House 30 Cambridge Street St Neots PE19 1JL Change of Use of dwelling to Children's Day Nursery and demolition of outbuildings.	Object	The Council is not opposed to the use of the building as a nursery; however the Council is concerned for safety of pedestrians being dropped off and traffic congestion. The Lidl Car Park is likely to be used by parents and there is no crossing to safely cross the road. There is minimal parking in the area and this may cause congestion issues during drop off and pick up times.
The following application/s are in a conservation area				
S5	24/01379/HHFUL	Miss Lynne Thornton 11 Ackerman Gardens Eaton Socon St Neots Retrospective application for a double brick wall with six pillars. Two of the pillars with steels to hold two wooden entrance gates.	Object	Effect on listed building and conservation area Design, appearance and materials
S6	24/00637/FUL	Ansy Brown - Longhurst Group Maddison House Bedford Street St Neots PE19 1HW Renewal of windows, change of material from metal frames to uPVC.	Support	Fits in with the local street scene
S7	24/01377/FUL	Keith Wilkinson - Metropolitan Thames Valley Pulleyn Court Tebbutts Road St Neots PE19 1RQ	Support	Fits in with the local street scene

Planning Responses – 17th September 2024

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		Replacement of existing timber double glazed casement windows with PVCu double glazed casement windows. Design, colour and fenestration to match existing. Replacement of timber external doors with new composite external doors.		
S8	24/80112/COND	Joe Dawson - Urban & Civic plc and Wintringham Partners LLP Wintringham Park Cambridge Road St Neots Details pursuant to Condition 8 attached to planning permission 17/02308/OUT for Tier 2 approval of Key Phase 2 framework comprising Boundary Plan, Design Code, Regulatory Plan, Foul and Surface Water Management Strategy and Ecological Management Plan, together with supporting information.	Noted	The Council does not have the sufficient technical expertise to comment on the application and will be guided by the comments of technical consultees and officers.
S9	23/00652/REM	Urban and Civic on behalf of Wintringham Partnership LLP Wintringham Park Cambridge Road St Neots Application for Reserved Matters Approval relating to 17/02308/OUT for grey, green and blue infrastructure to include: the construction of extensions to the Western and Eastern Primary Routes, the creation of attenuation ponds, hard and soft landscaping, the creation and upgrade of footways and cycleways, the installation of a pumping station and rising main, and all ancillary works, associated infrastructure and engineering works. Includes works outside of the defined Key Phase 1 boundary.	Noted	

No.	Reference	Development	SNTC Decision	Notes
S10	24/01539/REM	GPS Estates Ltd Land Adjacent And Including 2 Cromwell Road Eynesbury Reserved Matters Application relating to the details of the appearance, landscaping, layout and scale of 20/00896/OUT for no. 83 dwellings.	Support	We consider that the proposal would assimilate itself to the existing part of the town. Satisfactory proposal in terms of scale and pattern of development. Within a sustainable location.
S11	24/01552/HHFUL	Mrs Beverly March 35 Drake Road Eaton Socon St Neots PE19 8HS Erection of single storey side and rear extension to create annexe and rear extension to extend bedroom.	Support	Minimum impact on neighbours We consider that the proposal would assimilate itself to the existing part of the town
S12	24/01486/HHFUL	Mr Graham Wood 2 Milton Avenue Eaton Ford St Neots Proposed single storey extension to the side / rear and replace existing flat roofs with pitched roofs.	Support	Fits in with local street scene
S13	24/01413/HHFUL	Tommy Brennan 5 Wordsworth Avenue Eaton Ford St Neots PE19 7RA Erection of two storey front extension to dwelling.	Support	Satisfactory proposal in terms of scale and pattern of development
S14	24/01489/HHFUL	Luke Johnson 15 Lawrence Road Eaton Ford St Neots PE19 7RP Erection of single storey front extension, single storey rear extension, retaining wall and timber fence, and replacement boarding to first floor of front elevation.	Support	We consider that the proposal would assimilate itself to the existing part of the town
S15	24/01191/FUL	Mr Ben Train – Tesco Tesco Barford Road Eynesbury St Neots PE19 2SA Proposed new click and collect parking and double canopy.	Support	Within a sustainable location. Makes efficient use of the site.

Planning Responses – 17th September 2024

No.	Reference	Development	SNTC Decision	Notes
S16	24/01475/HED	Charlotte McGill - Anglian Water Services Limited Sewage Treatment Works Huntingdon Road St Neots Hedgerow removal is required for the installation of a new sewer rising main.	Support	Makes sufficient use of the site.
S17	24/01647/TREE	Mr John Hancock 391 Great North Road Eaton Ford St Neots PE19 7FP TREE T1 Oak - Prune by 3m to leave property and neighbouring property. Dead wood and crown lift to meters. T2 Oak - Prune by 3m to reshape. Dead wood and crown lift to 4 meters, because limbs are grown over boundary toward path and highway more significantly than the others, and to stop the likelihood of failure.	Support	Subject to agreement of the arboricultural officer.

Chairperson