

## Planning Committee

**Present:** **Committee Members**  
Cllrs Slade (Chairperson), Collins, Dunford, Kumar, Pitt, Maslen and Terry

**Absent:**

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

**Minutes** of the meeting of the **Planning committee** held on **Tuesday 23<sup>rd</sup> April 2024** at **6.15pm** in the Priory Centre, Priory Lane, St Neots, PE19 2BH.

- |   | <b>ACTIONS</b> |
|---|----------------|
| <b>289 Apologies for Absence</b><br>None  |                |
| <b>290 Declarations of Interest</b><br>Cllr Pitt – Priory Centre as HDC officer<br>Cllr Slade – Building and Development Group at Huntingdonshire District Council.   |                |
| <b>291 Minutes</b><br><b>RESOLVED</b> to approve the minutes of the Planning Committee meeting held on 9 <sup>th</sup> April 2024 as a true and accurate record.  | Admin          |
| <b>292 Public Participation</b><br>One member of the public was present.  |                |
| <b>293 Schedule of Current Planning Applications</b><br>Members considered the schedule of planning applications, and their responses are appended to these minutes.  |                |
| <b>294 Town and Country Planning Act 1990 Sections 78</b><br><b>Planning Application Ref: 23/01786/FUL</b><br>Members received and noted communication from Huntingdonshire District Council on an appeal against the decision of the Local Planning Authority to refuse planning permission for the development at 47 Springbrook, Eynesbury, St Neots. The Town Council objected to the planning application. |                |
| <b>295 Development Management Committee</b><br>The Chairperson provided the committee with updates on the last meeting of the DMC.  |                |

**COMMITTEE CHAIRPERSON**

## SNTC planning responses – 23 April 2024

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	24/00579/LBC	<b>Ms Victoria Fowler</b> <b>206 Great North Road Eaton</b> <b>Socon St Neots</b> Timber window replacement to timber french door	<b>SUPPORT</b>	In keeping with locality Minimum impact on neighbours Support subject to approval from the Conservation Officer.
S2	24/00494/LBC	<b>Mrs Patricia Litchfield</b> <b>179 Great North Road Eaton</b> <b>Socon St Neots</b> Removal of section of front wall, between piers 4 and 7 - wall and foundations rebuilt to current standards	<b>SUPPORT</b>	Technical exercise and should be subject to the Conservation Officers approval
The following application/s are in a conservation area				
S3	24/00515/HDC	<b>Sam Caldebeck</b> <b>Priory Centre Priory Lane St Neots</b> Refurbishment and extension of existing community building and town council offices to include demolition of existing single storey extension and replacement two-storey extension with screened plant at roof level, first floor extensions to east and west elevations, glazed dormer window to east elevation, creation of external ramps and steps, canopies over entrances, glazed ground floor link extension on west elevation, installation of solar panels, replacement chimney, new balcony to west elevation, alterations to balustrade on riverside and replacement fenestration and doors.	<b>NOTED</b>	Members noted the application.
S4	24/00611/HHFUL	<b>78 Avenue Road St Neots PE19 1LH</b> Erection of single storey side extension and replacement of two number garden facing windows with three patio bifold doors	<b>SUPPORT</b>	Satisfactory proposal in terms of scale and pattern of development.
S5	24/00607/HHFUL	<b>Mr Sean Kerrigan</b> <b>12A Wildber Close Eynesbury St Neots</b> Proposed front single storey extension	<b>SUPPORT</b>	Fits in with local street scene Minimum impact on neighbours

## SNTC planning responses – 23 April 2024

No.	Reference	Development	SNTC Decision	Notes
<b>All other applications</b>				
S6	24/80112/COND	<b>Joe Dawson - Urban&amp; Civic plc and Wintringham Partners LLP</b> <b>Wintringham Park Cambridge Road St Neots</b> 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.	<b>SUPPORT</b>	Satisfactory proposal in terms of layout and scale.
S7	23/01814/HHFUL	<b>Mr Sandu</b> <b>89 Meadowsweet Eaton Ford St Neots</b> Proposed ground floor front and side extension and detached garage	<b>OBJECT</b>	Layout and density of building. Scale of the development.
S8	24/00470/REM	<b>Gallagher Estates Ltd</b> <b>Loves Farm Eastern Expansion Development Area Cambridge Road St Neots</b> Reserved Matters Application relating to appearance, layout and scale of electricity substations for 1300388OUT	<b>SUPPORT</b>	No additional comments.
S9	24/00589/FUL	<b>Mr Powers – Open Door Church</b> <b>3 Little End Road Eaton Socon St Neots</b> Change of use of Unit 3B from warehouse to place of worship, internal alterations and additional windows and doors, and solar panels above Units 3B and 3A.	<b>SUPPORT</b>	No additional comments.
S10	24/00644/HHFUL	<b>Mrs H Reed</b> <b>Archers Rest 25 Masefield Avenue Eaton Ford</b> Erection of first floor extension over existing playroom and garage	<b>SUPPORT</b>	Fits in with the local street scene. Efficient use of the site.
S11	24/00596/HHFUL	<b>Mr John Hickmott</b> <b>23 Manor Farm Road St Neots PE19 1PW</b> Proposed double storey side extension.	<b>SUPPORT</b>	Sustainable location. Fits in with street scene

**Chairperson**