

Planning Committee

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

Absent: Cllr Cooper-Marsh

In Attendance: Town Clerk, Deputy Town Clerk

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

028 Apologies for Absence **ACTIONS**
Apologies were received from Cllr Cooper-Marsh.

029 Declarations of Interest
There were none.

030 Minutes Admin
RESOLVED to approve the minutes of the Planning Committee meeting held on 9th July 2024.

031 Public Participation
There were 14 members of the public present, and 2 members of the public addressed the Council on application 24/00989/FUL.

1) A resident addressed the Council on behalf of several residents in the area local to the application. They made the following points in objection to application 24/00989/FUL;-

- The pub and its grounds are important to the community, acting as a community hub, particularly through facilitating the Fire Engine Pull charity event that has raised over £200,00. The proposed development would reduce the size of the site and bring an end to the event, meaning the charity would need to cease.
- The reduction in pub parking that will put further pressure on local roads that arises during busy days or events.
- The proposal adds to the pressure the pub faces in ensuring it continues as a sustainable enterprise, particularly by removing the ability to use its garden for food offerings and events.
- Access to the proposed houses through the pub car park may be restricted, causing issues for emergency vehicles.
- During any construction period the garden will be limited for use by the pub, creating further challenges to its operation. The pub is an asset to the town.



2) Cllr Ian Taylor addressed the Council as HDC Councillor for the application ward, expressing his objections to the plan. Cllr Taylor raised the following points;

- He believed the parking survey methodology is questionable and has not taken into account key times when the pub and adjacent roads are busier, and highways are impacted more.
- The application does not meet National Planning Framework p.16, which states the applicant should engage with local businesses and community. This has not happened.
- The applicant has not met criteria of the St Neots Neighbourhood Plan in which it is expected to engage with the Town Council.
- The pub is a focal point for the community. Eynesbury has no community centre, and the pub acts in that capacity.
- The heritage statement refers to the Eynesbury design code in the character assessment and the infilling developments should be resisted. In his opinion the application would detract from street scene.

The Chairperson thanked residents for their comments which would be considered when Members addressed the relevant application. The meeting was reminded that the Council can only make recommendations based on planning related matters.

032 Schedule of Current Planning Applications

Members considered the schedule of planning applications, and their responses are appended to these minutes.

Admin

033 Development Management Committee

There were no updates, and the next committee meeting was due to be held on 19th August 2024. An agenda for the meeting had not yet been issued.

COMMITTEE CHAIRPERSON

Schedule of Planning Applications – 23rd 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	23/01877/HHFUL	Mr Andy Grannell Siberia House 30 Cambridge Street St Neots Erection of a timber framed double garage (Retrospective)	SUPPORT	Satisfactory proposal in terms of scale on impact of development.
S2	24/00989/FUL	Charles Wells Ltd Cambridgeshire Hunter Berkley Street Eynesbury Retention of existing public house (Sui Generis) and erection of two detached dwellings (Use Class C3) utilising the existing access from Berkley Street, including associated parking and landscaping, and reconfiguration of the public house car park and beer garden.	OBJECT	Members noted significant public objection to the planning application. Members considered the application and resolved to object to the proposals due to; The lack of a highways report and unclear information on how the site will be accessed and the impact of insufficient parking on the local highway. Demonstrable harm to the amenity of the residents. Negative impact on conservation area.
S3	24/01183/S73	Mr Nicholas Dutton 34 Avenue Road St Neots PE19 1LJ Variation of conditions 2 (Plans) and 3 (Materials) of 21/02083/HHFUL	SUPPORT	Minimum impact on neighbours. Efficient use of site.
All other applications				
S4	24/01074/HHFUL	Tsahi Zilberman 2 Coleridge Court Eaton Ford St Neots RETROSPECTIVE air conditioning units to the side elevations	SUPPORT	Minimum impact on neighbours.

Chairperson