

Planning Committee

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

Absent: Kumar, Terry

In Attendance: Town Clerk, Deputy Town Clerk

Minutes of the meeting of the **Planning committee** held on **Tuesday 26th March 2024** at **6.15pm** in the Priory Centre, Priory Lane, St Neots, PE19 2BH.

276 Apologies for Absence **ACTIONS**
Apologies were received and noted from Cllrs Kumar and Terry.

277 Declarations of Interest
Item 10 – Cllr Slade governor of Longsands school.

278 Minutes
RESOLVED to approve the minutes of the Planning Committee meeting held on 5th March 2024 as a true and accurate record. Admin

279 Public Participation
There was one member of the public present who addressed the Council on application 24/00336/FUL - Mr. D Coutts, 49 St Neots Road, Eaton Ford, St Neots. The member of the public was an agent acting on behalf of the applicant and explained the reasons for the proposed work and amendments that had been made to the application since initial refusal by the Local Planning Authority. Part of the reason for refusal was the lack of an arboricultural report, which had now been provided. In addition, the LPA had previously stated concerns over the negative impact on another property, which the agent for the applicant stated they had now accepted was no longer a concern. The agent stated that the proposals had been discussed with the neighbouring property.

The applicant had received feedback on following the initial refusal of planning and stated they had worked to address the points given in feedback.

Members raised several queries, including around access and space for vehicle parking and turning.

The Chairperson moved Members to consider the schedule of plans in front of them.

280 Schedule of Current Planning Applications
Members considered the schedule of planning applications, and their responses are appended to these minutes.

281 Development Management Committee

The Chairperson commented that there had been no meeting of the DMC since the last meeting of the committee.

COMMITTEE CHAIRPERSON

| 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 | 24/00336/FUL | Mr D Coutts 49 St Neots Road Eaton Ford St Neots Erection of a bespoke-designed wheelchair-friendly bungalow and associated ancillary works | SUPPORTED | We would consider that the proposal assimilates itself with the existing part of the town Efficient use of the site Subject to Highway approval. |
| S2 | 24/00228/HHFUL | Mr John Goldsmith 17 School Lane Eaton Socon St Neots Addition of orangery to dwelling | SUPPORTED | Subject to approval by conservation officer. Improves the property Sustainable location |
| All other applications | | | | |
| S3 | 23/02410/S73 | Miss Sarah Greenall Wintringham Park Cambridge Road St Neots Variation of Condition 1 (Plans for 21/01674/REM (as amended by 22/01599/NMA, 23/00312/NMA and 23/01581/NMA) to allow amended plans to facilitate a re-plan of Parcel 9, amendments to house types, amendments to materials, regularising the position of the railings for the POS frontage, amendments to the bin /cycle stores for the Amber house types (plots 124-127 and 137-140), relocation of bin collection points, repositioning of trees out of the sewer easement and the introduction of wheelchair resting bays. | SUPPORTED | Satisfactory proposal in terms of scale and development |
| S4 | 24/00400/HHFUL | Omar Jassam 17 Woodlands St Neots PE19 1UE Proposed single storey rear extension and two storey side extension. | SUPPORTED | Improves the Property Efficient use of the site |
| S5 | 24/00392/HHFUL | Mr and Mrs Paul Davies 10 Dovehouse Close St Neots PE19 1DS Proposed single storey front and rear/side extensions, first floor extension and external alterations. | SUPPORTED | Satisfactory proposal in terms of scale and pattern of development. |
| S6 | 24/00413/HHFUL | Mr & Mrs Mike Leonard 10 Whistler Road Eaton Ford St Neots | SUPPORTED | Minimum impact on neighbours Efficient use of the site |

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|------------|----------------|--|--|---|
| | | Single storey rear extension and alterations. | | |
| S7 | 24/00313/HHFUL | Mr Jason Seymour 9 Duloe Road Eaton Socon St Neots Erection of garage with home office over. Conversion of existing garage into gym. | SUPPORTED | Subject to approval by arboriculture officer In keeping with locality |
| S8 | 24/00271/HHFUL | J R Spencer 85 Milton Avenue Eaton Ford St Neots Single Storey Rear Extension | SUPPORTED | Minium impact Efficient use of the site |
| S9 | 24/00438/TREE | Mr Carl Gordon 11 Capulet Close Eaton Socon St Neots T1 - Very large Ash - Re pollard back to original points approximately 3-4m off the height and spread. (not beyond previous points). | SUPPORTED | Subject to approval by the arboricultural officer |
| S10 | 24/00422/TREE | Dr C Cusick Longsands College Longsands Road St Neots Fell 1no. Cherry. Fell 1no. Whitebeam. Fell 1no. Birch. Prune 50no. Lime. Full description and reasons given in arboricultural report (relevant trees highlighted in tree survey schedule) | SUPPORTED Cllr Slade abstained having declared an interest as governor of Longsands school | Subject to approval by the arboricultural officer The Council would ask that any removed trees are replaced with suitable new trees. |

Chairperson