

Planning Committee

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

Absent: Cllrs Collins, Kumar, and Maslen

In Attendance: Town Clerk, Senior Administrator

Minutes of the meeting of the **Planning committee** held on **Tuesday 28th May 2024** at **6.15pm** in the Priory Centre, Priory Lane, St Neots, PE19 2BH.

001 Apologies for Absence

Apologies were received and noted from Cllrs Collins, Kumar and Maslen

ACTIONS

002 Declarations of Interest

Cllr Slade declared an interest in planning applications 24/00770/HHFUL and 24/00795/HHFUL due to an existing professional relationship with the applicants.

003 Minutes

RESOLVED to approve the minutes of the Planning Committee meeting held on 7th May 2024.

Admin

004 Public Participation

There were two members of the public present.

A resident addressed the Committee to object to application 24/00715/FUL on the grounds that the application did not address a number of the concerns which were identified by the Local Planning Authority and Planning Inspectorate when the application was previously refused. Furthermore, the revised application proposed that the property would be closer to the neighbouring listed building than originally proposed.

The agent for application 24/00715/FUL addressed the committee stating that the reason for the planning inspector's refusal was due to the environment of the new property, with it being too enclosed. The application has been revised to address this issue.

The agent for application 24/00615/FUL and 23/01385/FUL addressed the committee with information relating to the applications.

005 Schedule of Current Planning Applications

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

Admin

The Chairperson brought schedule of current planning application number 9 forward as members of the public were present to speak on the matter.

006 Town and Country Planning Act 1990 Sections 78

Members noted the communication from Huntingdonshire District Council on appeals against the decision of the Local Planning Authority to refuse planning permission for the following development:

1. Planning Application Ref: 23/01298/HHFUL - Siberia House, 30 Cambridge Street, St Neots.

007 Development Management Committee

There were no updates to provide as the committee had not met since the last meeting of the Town Council's Planning Committee.

COMMITTEE CHAIRPERSON

Schedule of Planning Applications – 28th May 2024

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	24/00338/LBC	Mr Chapman Public House 3 South Street St Neots PE19 2BW Retrospective application for new detached kitchen/bathroom showroom sales unit to rear including the removal of 2 x existing sheds on site.	SUPPORT	Subject to the approval of HDC conservation officer.
The following application/s are in a conservation area				
S2	24/00615/FUL	Aksaray Emre Ltd 20 Moores Walk St Neots PE19 1AG Erection of free-standing 'floating' enclosure to part of external seating area at café.	SUPPORT	We consider that the proposal would assimilate itself to the existing part of the town.
S3	23/01385/FUL	Mr Anil Timur Ambience Cafe The Paddock Eaton Ford Retrospective works to pergola.	SUPPORT	Improves the property. Efficient use of the site.
S4	24/00231/HHFUL	Joanne Leadbeater 21 St Neots Road Eaton Ford St Neots Proposed first floor extension.	SUPPORT	Satisfactory proposal in terms of scale and pattern of development.
S5	24/00799/HHFUL	Stephen & Elly Lara 107 St Neots Road Eaton Ford St Neots Remove conservatory, build single storey rear, side extension and two storey side.	SUPPORT	No negative impact on the wider landscape and character of the area.
S6	24/00665/HHFUL	Mr Simon Bellwood 11A Kings Road St Neots PE19 1LD New openings created. Close up door opening. Infill single storey. New room at ground floor. Refurbish shower room, reconfigure bedroom. Convert adjoining room.	SUPPORT	Improves the property. Minimum impact on neighbours.
S7	24/00768/P3JPA	Mr Allgood 37 High Street St Neots PE19 1BP Change of use from commercial, business and service (Use Class E) to 6no 1-bedroom flats (Use Class C3).	OBJECT	Concerns over reduction in retail/commercial space and the density of the accommodation proposed. Over development. Loss of amenity and density of housing. Scale of dwellings and cramped design of each unit.
S8	24/00791/HHFUL	Mr & Mrs Adams 9 Peppercorn Lane Eaton Socon St Neots	SUPPORT	Improves the property. Minimum impact on neighbours.

Schedule of Planning Applications – 28th May 2024

No.	Reference	Development	SNTC Decision	Notes
		Proposed single storey rear extension. Proposed obscure glazed window (east elevation) for first floor En-Suite. Proposed installation of 2 No A/C heat pumps (east and west elevation) not visible from front.		
S9	24/00715/FUL	Mr & Mrs Noonan 5 Howitts Lane Eynesbury St Neots Demolition of existing outbuildings and erection of detached dwelling.	OBJECT RS Abstained	Previous LPA planning decisions including appeal decisions. Effect on listed building and conservation area.
S10	24/00862/HHFUL	Emma Faux 24 Kings Lane St Neots PE19 1LB Two storey side extension and single storey front and rear extension.	SUPPORT	Makes efficient use of the site.
All other applications				
S11	24/00770/HHFUL	Mr Ian Peacock 36 Manor Farm Road St Neots PE19 1PW Removal of car port, two storey extension, single storey extension and conversion of garage into hobby room.	SUPPORT RS Abstained	Improves the property. Makes efficient use of the site.
S12	24/00795/HHFUL	Luan Saraqi 1 Radland Close St Neots PE19 6BQ Erection of single storey side and rear extension.	SUPPORT RS Abstained	Minimum impact on neighbours. Satisfactory proposal in terms of scale and pattern of development.
S13	24/00804/HHFUL	Tracey Cutler 47 The Broad Walk Eynesbury St Neots Erection of two storey extension and canopy to the rear.	SUPPORT	Minimum Impact on Neighbours Makes efficient use of the site.
S14	24/00844/HHFUL	Mr M Jones 45 Milton Avenue Eaton Ford St Neots Proposed double storey side extension & alteration to garage to create store.	SUPPORT	Satisfactory proposal in terms of scale and pattern of development.

Chairperson