



Planning Committee

Present: Committee Members

Cllrs Slade (Chairperson), Collins, Cooper-Marsh, Dunford, Hitchin and Maslen

Absent: Cllr Pitt

In Attendance: Deputy Town Clerk, Senior Admin Assistant

Minutes of the **Extraordinary** meeting of the **Planning committee** held on **Tuesday 5th November 2024** at **6.15pm** in the Eatons Community Centre, 18 The Maltings, Eaton Socon, St Neots, PE19 8ES.

072 Apologies for Absence

Apologies were received from Cllr Terry.

073 Declarations of Interest

There were none.

074 Minutes

RESOLVED to approve the minutes of the Planning Committee meeting held on 15th October 2024 as a true and accurate record.

Admin

075 Public Participation

There were no members of the public present.

076 Schedule of Current Planning Applications

The Committee considered the schedule of current planning applications, and the recommendations made by the committee are appended to these minutes.

077 Street Naming & Numbering Notifications

Members noted the Allocation of addressing:

- i) 106 Cambridge Street, St Neots
- ii) 37 High Street, St Neots
- iii) Windmill Row, St Neots

078 Town and County Planning Act 1990 SECTIONS 78

Members noted the communication from Huntingdonshire District Council in relation to the following appeals:

- i) Planning Application Ref: 23/01996/FUL at 26 Cambridge Street St Neots PE19 1JN
- ii) Planning Application Ref: 24/00141/FUL at 11 Dukes Road Eaton Socon St Neots

079 Pre-Application Consultation Public Rights of Way

Members noted the Pre application consultation regarding public rights of way, Cromwell Rd, St Neots from Birchill Access Consultancy.



080 Development Management Committee

The Chairman informed Members that the next Development Management Committee meeting is scheduled for 2 weeks' time and that the agenda will be circulated.

Committee Chair

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	24/01744/LBC	Mrs C Foster 11 Cambridge Street St Neots PE19 1JL Repair works to roof, wall and render (retrospective)	SUPPORT	Improves the property.
S2	24/01834/LBC & 24/01833/HHFUL	Mr Mark Taylor 1 Eaton Ford Green Eaton Ford St Neots Front extension of kitchen, rear extension of first floor bathroom within new dormer.	SUPPORT	Satisfactory proposal in terms of scale and pattern of development.
S3	24/01776/LBC	Mr Jonathon Bartrop 204 Great North Road Eaton Socon St Neots Replacement of two single glazed wooden casement windows on side and rear elevation with slim profile double glazed wooden casement windows.	SUPPORT	Improves the property.
S4	24/01828/LBC & 24/01827/HDC	HDC Hotel 10 - 14 Market Square St Neots Internal and External alterations and Change of Use of Hotel (Class C2) to 2no. Commercial Units (Class E) and 5no. Residential units (Class C3)	SUPPORT	Members are pleased to see this building being returned to use; however, there is some disappointment that a hotel could not be incorporated in the proposed plans.
The following application/s are in a conservation area				
S5	24/01833/HHFUL	Mr Mark Taylor 1 Eaton Ford Green Eaton Ford St Neots Front extension of kitchen, rear extension of first floor bathroom within new dormer.	SUPPORT	See S2 - 24/01834/LBC for comments
S6	24/01859/FUL	Public House 3 South Street St Neots Retrospective Planning Application for Kitchen / Bathroom Showroom Sales Unit ??? Class E(a)	SUPPORT	Makes efficient use of its site.
S7	24/01795/FUL	Mr Vito Russo 11 High Street St Neots PE19 1BU Insertion of new access door and removal of window to ground floor of west elevation	OBJECT	Until such time that we have further information and plans for the proposed residential units in the building, members object to the application.
S8	24/01893/HHFUL	Mr & Mrs Ian Richardson 11 St Anselm Place St Neots PE19 1AP Proposed single storey extension to the side / rear and new driveway	SUPPORT	Makes efficient use of its site.

No.	Reference	Development	SNTC Decision	Notes
S9	24/01820/HHFUL	Mrs Theresa Taylor 3 The Old Dairy St Neots PE19 2DZ Replacement of existing carport with enclosed garage structure.	SUPPORT	Improves the property.
S10	24/01972/TREE	Mr David Cumberland Catholic Church Of St Joseph East Street St Neots T1 Box - Fell to ground level - Tree is in declining and over 50% is dead. T2 Yew - Fell right stem near to ground level leaving larger stem to flourish. - Smallest stem is growing over neighbours property this is to prevent damage to roof, wall, and foundations. T3 Silver Birch - Fell to ground level - Dead. T4 Sycamore - Fell to ground level and grind stump -Tree is growing into the conifer hedge and not growing very well, this will make more space for church carpark.	SUPPORT	Tree works to be carried out in accordance with best arboricultural practice.
S11	24/01881/HHFUL	Marianne Pang 4 Tern Way St Neots PE19 1TQ Single storey rear extension	SUPPORT	Improves the property.
S12	24/01839/HHFUL	Mr & Mrs Winney 49 Viscount Court Eaton Socon St Neots Proposed single and double extension to south elevation of house	SUPPORT	Makes efficient use of its site.
S13	24/01861/HHFUL	Mr Shashank Sharda 39 Fox Brook St Neots PE19 6AL Installation of an Air Source Heat Pump	SUPPORT	Improves the property.
S14	24/01751/FUL	Mr P Bird Street Record Samuel Emery Mews St Neots Erection of communal pedestrian and vehicle access electronic gate to entrance of Samuel Emery Mews	OBJECT Cllr Slade abstained	Contrary to our neighbourhood plan in connecting the two areas. Members would prefer to keep the existing footway access.

No.	Reference	Development	SNTC Decision	Notes
S15	24/01988/TREE	<p>Marlow 401 Great North Road Eaton Ford St Neots T1 Holm Oak 007/79 - Prune by 1m. - Provide clearance to buildings. T2 Yew - 007/79 Crown Lift by 3 metres from ground level removing secondary limbs, prune clear of annex by 1m - Provide clearance from buildings.</p>	SUPPORT	Subject to HDC aboricultural Officer approval.

Chairperson