

Planning Committee

- To:** **Committee Members**
Cllrs Slade (Chairperson), Collins, Dunford, Kumar, Maslen, Pitt, Terry
- Copies:** **County Councillors** – Ferguson, Seef & S Taylor
District Councillors – Ferguson, Davenport-Ray, Jennings, Pickering, I Taylor, Welton & S Taylor
Town Councillors – not a member of this committee
Local Press, Town Council Website & Noticeboard

Agenda for the meeting of the **Planning committee** to be held on **Tuesday 23rd April 2024** at **6.15pm** in the Priory Centre, Priory Lane, St Neots, PE19 2BH.

Please be aware that meetings may be recorded and made available to the public. Your participation in the meeting indicates your consent to being included in these recordings.

Members of the Planning committee are hereby summoned to attend this meeting to consider the following business.

C Robson
Town Clerk

- 1 Apologies for Absence**
To receive and note councillor's apologies.
- 2 Declarations of Interest**
To receive from councillor's declarations as to disclosable pecuniary interests and/or non-statutory disclosable interests along with the nature of those interests in relation to any agenda item of this meeting.
- 3 Minutes**
Members to approve the following minutes as a true and accurate record:
 - i) Planning Committee – 9th April 2024Attachment 1
- 4 Public Participation**
There will be a 10-minute public participation during the meeting to allow any resident to address the committee on any matter appearing on the agenda for this meeting.
- 5 Schedule of Current Planning Applications**
To review current planning applications and make recommendations to Huntingdonshire District Council. Attachment 2

6 Town and Country Planning Act 1990 Sections 78

Planning Application Ref: 23/01786/FUL

Attachment 3

To consider 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.

7 Development Management Committee

To receive any updates from the Committee Chairperson.

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Committee Chairperson



Planning Committee

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

Absent: Kumar

In Attendance: Deputy Town Clerk, Senior Administrator

Minutes of the meeting of the **Planning committee** held on **Tuesday 9th April 2024** at **6.15pm** in the Priory Centre, Priory Lane, St Neots, PE19 2BH.

- | | ACTIONS |
|---|----------------|
| 282 Apologies for Absence
Apologies were received and noted from Cllr Maslen. | |
| 283 Declarations of Interest
None. | |
| 284 Minutes
RESOLVED to approve the minutes of the Planning Committee meeting held on 26 th March 2024 as a true and accurate record. | Admin |
| 285 Public Participation
No members of the public present. | |
| 286 Schedule of Current Planning Applications
Members considered the schedule of planning applications, and their responses are appended to these minutes. | |
| 287 Street Naming & Numbering
Members received and noted the allocation of addressing to an existing cricket club, to be known as:
Eaton Socon Cricket Club, The Terry Day Cricket Ground, Peppercorn Lane, Eaton Socon, St Neots. | |
| 288 Development Management Committee
Next meeting on 22 nd April 2024, the agenda will be circulated to members. | |

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	24/00465/FUL	Mr James Collins The Millers Arms 38 Ackerman Street Eaton Socon Change of use from public house to residential dwelling.	Object	On the grounds of a permanent loss of a heritage community asset.
S2	24/00395/HHFUL	Mr & Mrs Martin Hoather Woodlands Priory Road St Neots Erection of a single storey rear extension and creation of a First Floor roof Terrace.	Support	Minimum impact on neighbours. Satisfactory proposal in terms of scale and pattern of development.
S3	24/00084/FUL	Andrew Luckman 34 Huntingdon Street St Neots PE19 1BB Conversion of a commercial unit (Class E) to a mixed 2 commercial (Class E) and 3 residential units (Class C3)	Support	Within a sustainable location.
S4	24/00142/HHFUL	Mr & Mrs Radford 15 Church Meadows St Neots PE19 1PR Proposed ground floor rear and front extensions.	Support	Efficient use of its site. Minimum impact on neighbours.
S5	24/00538/HHFUL	Mr Turgay Aslan 115 Crosshall Road Eaton Ford St Neots Erection of first floor extension over existing garage and utility room with front and rear flat roof dormers	Support	Improves the property. Within a sustainable location.
All other applications				
S6	24/00450/HHFUL	Mrs Angela Brewster 6 River Road Eaton Ford St Neots Over clad existing brick and concrete elevational elements in Cedral White horizontal cladding.	Support	Minimum impact on neighbours. Improves the property.
S7	24/00387/HHFUL	Mr Hopkins 9 Chaucer Place Eaton Ford St Neots Erection of a two storey side extension including new external flue for wood burner. Replacement of existing uPVC cladding with grey Hardieplank weatherboarding and reposition existing side fence to back edge of highway footpath	Support	Members recognise that the proposed development will have some impact on street scene however feel the scale and position of the development means that the impact of the extension is acceptable.

Agenda Item 3

SNTC Planning responses – 9th April 2024



Attachment 1

No.	Reference	Development	SNTC Decision	Notes
S8	24/00409/HHFUL	Nigel Prout 9 Milton Avenue Eaton Ford St Neots To extend an existing dropped kerb.	Support	Fits in with the street scene.
S9	24/00339/HHFUL	Name – Redacted 60 Hardwick Road Eynesbury St Neots Erection of summerhouse (retrospective).	Support	Minimum impact on neighbours

Chairperson



No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	24/00579/LBC	Ms Victoria Fowler 206 Great North Road Eaton Socon St Neots Timber window replacement to timber french door		
S2	24/00494/LBC	Mrs Patricia Litchfield 179 Great North Road Eaton Socon St Neots Removal of section of front wall, between piers 4 and 7 - wall and foundations rebuilt to current standards		
The following application/s are in a conservation area				
S3	24/00515/HDC	Sam Caldebeck Priory Centre Priory Lane St Neots 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.		
S4	24/00611/HHFUL	78 Avenue Road St Neots PE19 1LH Erection of single storey side extension and replacement of two number garden facing windows with three patio bifold doors		
S5	24/00607/HHFUL	Mr Sean Kerrigan 12A Wildber Close Eynesbury St Neots Proposed front single storey extension		



No.	Reference	Development	SNTC Decision	Notes
All other applications				
S6	24/80112/COND	<p>Joe Dawson - Urban& Civic plc and Wintringham Partners LLP Wintringham Park Cambridge Road St Neots 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.</p>		
S7	23/01814/HHFUL	<p>Mr Sandu 89 Meadowsweet Eaton Ford St Neots Proposed ground floor front and side extension and detached garage</p>		
S8	24/00470/REM	<p>Gallagher Estates Ltd Loves Farm Eastern Expansion Development Area Cambridge Road St Neots Reserved Matters Application relating to appearance, layout and scale of electricity substations for 1300388OUT</p>		
S9	24/00589/FUL	<p>Mr Powers – Open Door Church 3 Little End Road Eaton Socon St Neots 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.</p>		
S10	24/00644/HHFUL	<p>Mrs H Reed Archers Rest 25 Masefield Avenue Eaton Ford Erection of first floor extension over existing playroom and garage</p>		
S11	24/00596/HHFUL	<p>Mr John Hickmott 23 Manor Farm Road St Neots PE19 1PW Proposed double storey side extension.</p>		

Chairperson



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Chris Robson
St Neots Town Council
The Priory Centre
ST NEOTS
Cambs
PE19 2BH

Planning Application Ref: 23/01786/FUL
HDC Appeal Ref: 23/00046/REFUSL
Planning Inspectorate Ref: APP/H0520/W/23/3335759

2nd April 2024

Dear Clerk

TOWN AND COUNTRY PLANNING ACT 1990 SECTIONS 78

Proposed Development 47 Springbrook Eynesbury St Neots
Change of use from amenity land to garden and erect brick wall

Appellant's name (s): Mrs Ionela Manolache

I am writing with respect to an appeal which has been made to the Secretary of State in respect of the above site.

The appeal is against the decision of the Local Planning Authority to refuse planning permission for the development described above.

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector. The appeal will be dealt with by the Inspector under the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2000. Any written comments already made in regard to the original application for planning permission will be forwarded to the Planning Inspectorate and copied to the appellant and will be taken into account by the Inspector in deciding the appeal. Should you wish to make any comments or withdraw or modify your earlier comments in any way, you should email RT1@planninginspectorate.gov.uk, or write direct to Caroline Tranter, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, within 5 weeks of the appeal start date, which was the 26th March 2024, quoting the Planning Inspectorate appeal reference number APP/H0520/W/23/3335759. The Planning Inspectorate requires you to send three copies of any written representations you make.

The Planning Inspectorate has introduced an online appeals service which you can use to comment on this appeal. You can find the service through www.planning-inspectorate.gov.uk Information about data protection and privacy matters is also available on the Planning Portal.

If you wish to view the 'Guide to taking part in planning appeals' see the Planning Inspectorate web site www.planning-inspectorate.gov.uk. If you require any further information regarding this appeal



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then you can contact the DM Admin team on Tel (01480)388418 or the case officer dealing with it Olivia Manton on Tel.(01480)388346.

The appeal documents are available to view on Public Access via the Council's website www.huntingdonshire.gov.uk/planning and on Public Access at our Customer Services Centre (CSC) at Pathfinder House, St Mary's Street, Huntingdon – opening hours 9am to 5pm Monday to Thursday, 9am to 4.30pm Friday.

When made, the decision will be published on Public Access.

Yours faithfully

Development Services
Huntingdonshire District Council