

Planning Committee

- Present:** **Committee Members**
Cllrs Slade (Chairperson), Collins, Dunford, Maslen, Pitt and Terry
- Absent:** Kumar
- In Attendance:** Town Clerk, Senior Administrator

Minutes of the meeting of the **Planning committee** held on **Tuesday 12th March 2024** at **6.15pm** in the Priory Centre, Priory Lane, St Neots, PE19 2BH.

- 266 Apologies for Absence** **ACTIONS**
Apologies were received and noted from Cllrs Kumar.
- 267 Declarations of Interest**
None.
- 268 Election of Deputy Chairperson**
RESOLVED to elect Cllr Pitt as Deputy Chairperson of the Planning Committee for the remainder of the Council year.
- 269 Minutes**
RESOLVED to approve the minutes of the Planning Committee meeting held on 23rd January 2024 as a true and accurate record. Admin
- 270 Public Participation**
There was one member of the public present who did not wish to address the Council.
- 271 Wintringham Trajectory and Update on Key Phase 2**
Representatives of Urban & Civic provided an update to the Council on Key Phase 2 of the Wintringham development. In preparation for the next phase of works Urban & Civic had reviewed and consulted with residents on key phase 1 progress. This included discussion with HDC and consultation with Loves Farm and Wintringham residents. Urban & Civic will be moving to formal consultation with key stakeholders ahead of submitting a key stage 2 application.

A detailed update was provided to the committee on the development, with key points highlighted including;

- Wintringham will deliver 2,800 homes, 2 primary school, green space, and community networks such as cycleways.
- 400 homes currently occupied on key phase 1 development.
- Green space has been implemented and part of the cycle route is open, which will be extended in key phase 2.
- Play areas have been installed.
- The Primary school has been key in delivery and currently has 130 children on its roll. It was built big to allow for expansion, but the second



phase includes a further primary school. The company is working with the school to ensure spaces within the school are used as well as possible to support the community.

- Urban & Civic are working with an active resident association to help support social cohesion and focus on core theme around heritage, ecology, and healthy living.
- As part of their health and wellbeing commitment they undertook a quality-of-life survey to benchmark whether aspects designed into the scheme are being used and benefiting in the way intended.
- Recognise the challenge with amenities and pressures which happens with the first phase of developments.
- Looking to bring forward a large retailer and 5 smaller retail sports along with an eatery as part of phase 2. A small amount of office space will be brought forward, which at this stage is based on demand. Main health centre will be brought forward as part of middle section of the development.
- The vision for key phase 2 is continuity from the first key stage. Core focuses on carbon reduction and sustainability have been further developed in part due to push from authorities, along with biodiversity net gain above what is set out in planning.
- Discussions are ongoing with partners such as the wildlife trust on protection and enhancements of habitats.
- Nothing will start to be built in key phase 2 until approximately 12 months from now.

Members raised several questions, including around consultation with young people, sustainability, and connections over/under rail lines.

- It was confirmed consultation with young people helped inform the delivery of green spaces in the development. This is continuing to evolve.
- The new design code for phase 2 includes addressing sustainability and can be split into two sections; how to make green spaces diverse and interesting; and making buildings sustainable, including materials used and energy sources. A sustainability checklist has been developed which includes energy and water usage and reaching targets including a focus on innovation.
- Looking at less carbon in the roads, however this is a big challenge due to getting suitable structure for the road right.
- The company is in discussion with Network Rail on crossings and plans are developing, which is recognised as a priority. Includes using underpasses more effectively to support connections. There will be a consultation process coming forward.

Members were invited to send further questions to the Clerk who would pass them to the representatives for consideration and response.



272 Schedule of Current Planning Applications

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

273 Town and County Planning Act 1990 Sections 78

Members received and noted the following appeals to the secretary of state.

- 31 Luke Street, Eynesbury against Local Planning Authority for failure to give notice in the period required.
- 90 Lansbury Crescent, St Neots, PE19 6AF due to rejection of application by the Local Planning Authority.
- 1 Field Cottage Road, Eaton Socon, St Neots due to rejection of application by the Local Planning Authority.

274 Huntingdonshire Local List Validation Requirements Consultation

Members received and noted communication from Huntingdonshire District Council on the Local Validation Requirements Consultation. The Council had previously provided comments to the consultation.

275 Development Management Committee

The next meeting is scheduled for the 18th March 2024.

COMMITTEE CHAIRPERSON

Schedule of Planning Applications – 12th March 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	DEFERRED	Design and Heritage statements could not be viewed/downloaded on HDC Public Access Planning Portal therefore members deferred submitting comments due to being LBC and located in a conservation area.
S2	24/00304/LBC	Punch Pubs Public House Wagon and Horses 184 Great North Road, Eaton Socon, St Neots PE19 8EF Proposed installation of new aluminium framed secondary glazing to existing windows internally at Ground and First Floor Levels	SUPPORT	
S3	24/00390/LBC 24/00389/FUL	Mr James Gough 18 Market Square St Neots PE19 2AF Change of use from Class E to mixed use Class E and Class C4 (single home of multiple occupancy).	SUPPORT	Subject to heritage officer approval.
All other applications				
S4	24/00243/HHFUL	Mr R Sneddon 8 Linley Road Eynesbury St Neots Erection of single storey front extension and alterations to fenestration of building including porch to side elevation	SUPPORT	Satisfactory proposal in terms of scale and pattern of development. Minimum impact on neighbours.
S5	24/00141/FUL	Mr Selley 11 Dukes Road Eaton Socon St Neots PE19 8DD Proposed detached bedroom bungalow.	OBJECT CM abstain	Demonstrable harm to the amenity of the residents. Loss of important open spaces. Negative impact on street scene.
S6	24/00179/HHFUL	Mr Richard Van Der Hart 25 Woodlands St Neots PE19 1UE Porch Extension to front of property.	SUPPORT	Makes efficient use of its site. Will have no negative impact on the wider landscape of the area.
S7	22/01594/OUT	James Caffrey Land At Riversfield Great North Road, Little Paxton Outline application including matters of access, appearance, layout, and scale (landscaping reserved for future consideration) for 26 dwellings.	NOTED	Members would like all other statutory consultees to also be in support of the application. Members support the comments made by other statutory consultees to date.

Schedule of Planning Applications – 12th March 2024

No.	Reference	Development	SNTC Decision	Notes
S8	24/00218/FUL	Mr Adrian Albone 2 Potton Road, Eynesbury St Neots Erection of a detached bungalow to land rear of existing dwelling	SUPPORT DC abstain	Within a sustainable location. Minimal Impact on Neighbours.

Chairperson