

**MINUTES OF THE MEETING OF  
THE PLANNING COMMITTEE  
HELD IN THE MOOT AT THE PRIORY CENTRE, ST NEOTS  
ON WEDNESDAY 30 JULY 2008**

PRESENT: Cllr Mrs J Bird - Chair  
Cllr Mrs B Arnold  
Cllr Mrs D Collins  
Cllr A Cummings  
Cllr Mrs L Ottolangui  
Cllr D Terry

**172. APOLOGIES FOR ABSENCE**

Apologies for Absence were received from Cllr Ms F Birks (unwell).

**173. DECLARATIONS OF INTEREST**

There were no Declarations of Interest.

**174. MINUTES OF THE LAST MEETING**

The Minutes of the Meeting held on 30 July were **APPROVED**.

**175. SCHEDULE OF PLANNING APPLICATIONS**

The Committee considered the schedule of planning applications and discussed those issues identified by neighbours, Ward Councillors and the Town Clerk.

The schedule of recommendations to Huntingdonshire District Council is appended to these Minutes.

**176. DEVELOPMENT CONTROL PANEL AGENDA**

The date of the next meeting is Monday 18 August 2008.

**177. SUBMISSION CORE STRATEGY 2008**

The Chairman submitted to the Committee a note of the issues she had highlighted relating to this document (copy appended to the signed copy of these Minutes).

It was **AGREED** that this report be submitted to HDC.

**178. REPORT OF THE TOWN CLERK**

- (i) Application 0801513FUL – Erection of 2 Storey Extension to Dwelling  
8 Cressener Terrace, St Neots

The Deputy Town Clerk reported that she had received a letter from Huntingdonshire District Council advising that the Head of Planning Services, acting under delegated powers, had refused this application.

(ii) Application 0801150FUL – Extensions to Dwelling, 30 Brook Road, Eaton Ford

The Deputy Town Clerk reported on a letter she had received from Huntingdonshire District Council advising that the Head of Planning Services, acting under delegated powers, had granted permission for the above application.

(iii) Application 0800315FUL – Extension to Form Additional Retail Unit with Flat Over, Units 1-3 Bishops Road and Flats 3,5, & 7 Andrew Road, Eynesbury

The Deputy Town Clerk reported that she had received notification from Huntingdonshire District Council that the Development Control Panel had granted permission for this planning application.

The meeting closed at 7.05pm.

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**CHAIRMAN**  
**30.07.08**

## **To St Neots Town Council Planning Committee**

You will note that item 4 on the Agenda for our meeting on 30-7-08 refers to this document. I suggest we move it to the end of the Agenda. If there is not enough time to discuss it we will deal with on 13-8-08. As a basis for our discussion, I have attached my findings. We can then discuss whether you would like to add or remove any of these aspects. Please let Donna know if you any problems accessing the web site.

### **Issues for St Neots relating to the local development framework in submission core strategy 2008**

This document deals with the issues that the local community feels are important to its economic, social & environment well-being. Some of these issues not covered for St Neots are highlighted below.

#### Leisure

2.8 It is obvious that St Neots is not "well-served" from a leisure perspective. This aspect urgently needs addressing.

3.5 / 3.16 / 3.28 / 3.36 objectives 1, 5, 14, 15 These sections highlight the importance of leisure facilities. Serious attention needs to be given to enhance the facilities in St Neots in advance of the proposed development.

3.33 Policy CS1 Page 12 para 2. This states appropriate provision of leisure will be secured.

4.3 Minimising greenhouse gas omissions by removing need to travel between towns.

5.49 Leisure facilities will create jobs.

5.58 If St Neots were given new leisure facilities before the strategy plan was put in place, it might look a little fairer than the proposed suggestion for leisure facilities. Demand is planned to be equal between Huntingdon & St Neots. If this does not take place before plan commences, this section would be unacceptable for St Neots.

5.96 / 5.97 Community facilities are the "anchor that draws different communities together." Could Huntingdon District Council begin to create this "anchor" before there is any further occupancy of domestic developments in St Neots?

Policy CS 10 recognises that recreation space for leisure is required.

#### Transport

3.2 St Neots area looks towards Bedford as a higher order centre. The Town Council considers aspects found in Bedford must be located in St Neots to reduce necessity of travel thus reducing CO2 omissions.

3.28 Local jobs required

3.33 / 5.5 Page 12 para 6 No mention of time scale for link between A1 at Black Cat roundabout to Caxton Gibet which would reduce congestion in St Neots town Centre  
Page 21 Bus priorities are for Huntingdon. Why are there no enhancements for St Neots.

5.59 Seems to be encouraging travel between St Neots & Huntingdon

5.60 Who will provide the sustainable modes of transport?

#### Economic

3.3 Bouyant local economy currently not in St Neots with shops closing.

5.44 Would like to see figures for increase in businesses broken down to see what proportion belongs in St Neots.

### Employment

3.29 Why is concentration for employment “mostly” concentrated in Huntingdon when most of the housing is proposed for St Neots?

5.18 Town Council does not accept St Neots has a wide range of opportunities.

5.47 – Policy CS 7 – 85ha of new land for employment is proposed. Why only 20 to 25ha for St Neots who is having the most housing development.

### Retail

No current retail vitality & viability.

5.55 Policy CS 8 states 9,000m squared for both St Neots & Huntingdon. Why, when St Neots is taking most expansion and already has less than Huntingdon?

5.60 How will this be achieved?

### Infrastructure

5.79 / 5.9 Infrastructure is provided ahead of development.

5.92 Necessary discharge treatment works for St Neots may take 8 years & not start until 2015. This timing does not coincide with project plan on page 49.

Councillor Jennifer Bird

**St Neots Town Council**  
**Planning Applications to be Considered**  
**by the Planning (Development Control) Committee on Wednesday 30 July 2008**

Plan No	Reference No (Date of Registration)	Development, Location and Applicant	Type of Application and Constraints	Town Council Recommendation
1.	0801609FUL 9 July 2008	Demolition of outbuilding of erection of 2 town houses and 8 flats. Former Dairy Depot, Church Street, St Neots Howard (Project Management) Ltd.		Recommend refusal due to overdevelopment of conservation area.
2.	0802104FUL 14 July 2008	Change of use from Shop (A1) to fish & Chip takeaway (A5) and installation of extraction flue. 2 Steeple Court Cambridge Street St Neots Cambs. Mr Luke Demetriou	CLRD GASP	Recommend refusal as it was felt that this would have a detrimental effect on the environment and around the resident's properties and cause unsocial behaviour to immediate residents.
3.	0801888FUL 15 July 2008	Extension to dwelling and alterations to access 3 Parkway St Neots Cambs. Mr and Mrs Foster	LLF GASP	Recommend approval.

CA Conservation Area  
 LLF Land liable to Flood  
 CA ADJ Adj Cons Area  
 LB ADJ Adj to Listed Building

GASP Gas Pipeline  
 CLRD Classified Road  
 LB1/2 Grade 1/2 Listed Building  
 TPO Tree Preservation Order

OILP Oil Pipeline  
 PATH Footpath/ROW  
 TRRD Trunk Road

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Plan No	Reference No (Date of Registration)	Development, Location and Applicant	Type of Application and Constraints	Town Council Recommendation
4.	0801916FUL 10 July 2008	Extension to dwelling Coneygarth 1 Montagu Street Eynesbury St Neots R & P Bloss Builders		Cllrs are concerned this is in a conservation area. Please can you clarify
5.	0802155FUL 17 July 2008	Erection of Conservatory 6 Stratford Place, Eaton Socon, St Neots Mr Giles	CA ADJ GASP PATH	Recommend approval.
6.	0802182 22 July 2008	Alterations to interior and the external appearance and extension to form entrance 23 High Street, St Neots Mr Johnson		Recommend approval.

CA	Conservation Area	GASP	Gas Pipeline	OILP	Oil Pipeline
LLF	Land liable to Flood	CLRD	Classified Road	PATH	Footpath/ROW
CA ADJ	Adj Cons Area	LB1/2	Grade 1/2 Listed Building	TRRD	Trunk Road
LB ADJ	Adj to Listed Building	TPO	Tree Preservation Order		