

# DEVELOPMENT MANAGEMENT COMMITTEE 17<sup>th</sup> JUNE 2024

**Case No:** 23/00727/OUT

**Proposal:** OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED FOR THE CONSTRUCTION OF AN ADDITIONAL STOREY, IMPROVEMENTS TO THE FENESTRATION AND INSULATION OF THE EXISTING PROPERTY, THE CREATION OF 3 ADDITIONAL FLATS BRINGING THE TOTAL TO 5 AND THE CONSTRUCTION OF A 2 BEDROOM DWELLING TO THE REAR WITH ACCESS FROM WEST STREET

**Location:** 37 NEW STREET, ST NEOTS

**Applicant:** MR JOEL XAVIER

**Grid Ref:** 518319 260457

**Date of Registration:** 24.04.2023

**Parish:** ST NEOTS

---

## RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee (DMC) in accordance with the Scheme of Delegation as the Officer recommendation of approval is contrary to that of the Town Council.

### 1. DESCRIPTION OF SITE AND APPLICATION

#### Site and Surroundings

- 1.1 The site is located within a built-up residential area of St Neots. The existing dwelling of No. 37 New Street is two-storeys in height and constructed with facing brick. The existing property is located within a row of three-storey terraced properties/apartments to the north and south. The area to the rear of the property is currently hardsurfaced and used for off-street car parking.
- 1.2 No. 37 New Street is located within the St Neots Conservation Area and is near to a Listed Building at 26 New Street.

#### Proposal

- 1.3 This application seeks outline approval with all matters reserved for the construction of an additional storey, improvements to the fenestration and insulation of the existing property of No. 37 New

Street, St Neots and the construction of a two-storey, two-bedroom dwellinghouse to the rear of the existing dwelling.

- 1.4 The proposed dwelling to the rear would be situated between Gough Mews and No. 17 West Street. The additional storey and internal alterations to the existing building of No. 37 New Street would result in the creation of three additional flats – totalling 5.
- 1.5 The accompanying information states that the proposal would involve the adding of an additional storey to the existing building at the frontage to incorporate a 1 bedroom flat. The existing ground floor and first floor will be refurbished, and each floor will contain a 1 bedroom flat. The existing single storey extension to the rear will be refurbished and converted into a 1 bedroom flat and a studio flat. The dwelling at the rear of the plot would be a two-bedroom detached dwelling with pedestrian access from West Street.
- 1.6 This application has been accompanied by the following:-
  - Design, Access and Heritage Statement
  - Flood Risk Assessment
  - Indicative Plan
- 1.6 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

## **2. NATIONAL GUIDANCE**

- 2.1 The National Planning Policy Framework (NPPF 2023) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2023 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'
- 2.2 The NPPF 2023 sets out the Government's planning policies for (amongst other things):
  - delivering a sufficient supply of homes;
  - building a strong, competitive economy;
  - achieving well-designed, beautiful and safe places;
  - conserving and enhancing the natural, built and historic environment
- 2.3 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

For full details visit the government website [National Guidance](#)

### 3. PLANNING POLICIES

#### 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

- LP1: Amount of Development
- LP2: Strategy for Development
- LP4: Contributing to Infrastructure Delivery
- LP5: Flood Risk
- LP6: Waste Water Management
- LP7: Spatial Planning Areas
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP25: Housing Mix
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- LP34: Heritage Assets and their Settings

#### 3.2 St Neots Neighbourhood Plan 2014 - 2029 (Adopted February 2016)

- A3: Design
- PT1: Sustainable Travel
- PT2: Vehicle Parking Standards for Residential Developments
- P4: Flooding

#### 3.3 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Design Guide Supplementary Planning Document 2017
- Developer Contributions SPD 2011
- Huntingdonshire Landscape and Townscape SPD (2022)
- Huntingdonshire Strategic Flood Risk Assessment (2017)
- Cambridgeshire Flood and Water SPD 2017
- LDF Developer Contributions SPD (2011)
- Annual Monitoring Review regarding housing land supply (2020)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

Local policies are viewable at <https://www.huntingdonshire.gov.uk>

#### 3.4 The National Design Guide (2021):

- C1 - Understand and relate well to the site, its local and wider context

- I1 - Respond to existing local character and identity
- I2 - Well-designed, high quality and attractive
- B2 - Appropriate building types and forms
- M3 - Well-considered parking, servicing and utilities infrastructure for all users
- N3 - Support rich and varied biodiversity
- H1 - Healthy, comfortable and safe internal and external environment
- H2 - Well-related to external amenity and public spaces
- H3 - Attention to detail: storage, waste, servicing and utilities.

For full details visit the government website

#### **4. PLANNING HISTORY**

- 4.1 22/01044/OUT - Outline planning application with all matters reserved for: Construction of an additional storey, improvements to the fenestration and insulation, the creation of 3 further flats, bringing the total to 5. Construction of a 2 bedroom dwelling to the rear with access from West Street – Withdrawn.
- 4.2 04/01305/FUL – Alterations and change of use of ground floor from retail to two flats – Permission Granted.

#### **5. CONSULTATIONS**

- 5.1 St Neots Town Council – Objects to the proposed development on the grounds of overdevelopment, the layout and density of buildings and the scale of the proposal.
- 5.2 Cambridgeshire County Council’s Highway Authority – No objections to the proposal. The proposes flats will not have any allocated off-street parking and there is limited on-street parking in New Street and the surrounding roads due to double yellow line and parking restrictions. The LPA should be satisfied that the additional parking will not cause amenity issues. With regard to the proposed dwelling accessed from West Street, this is a private road so no comments on this aspect. In relation to accesses to the public highway, they already serve multiple dwellings so an extra single dwelling would not be considered significant.
- 5.3 Huntingdonshire District Council’s Environmental Protection Officer – No objections, subject to the imposition of a condition requiring a Construction Environmental Management Plan (CEMP) on any outline planning permission granted.
- 5.4 Huntingdonshire District Council’s Conservation Officer – Insufficient details are provided on the proposed works and therefore it is not possible to comment on the acceptability or

otherwise of this development and its impact on the special architectural or historic interest of the conservation area.

## **6. REPRESENTATIONS**

6.1 15 letters of objection were received during the course of the application. The concerns raised have been summarised below:

- Impact on St Neots Conservation Area;
- Scale of development;
- Over-development of West Street
- Impact on neighbouring properties amenities;
- Access to the property via private road –no legal right of way;
- Fragile road surface – not suited to heavy vehicles;
- Highway safety (including parking);
- Impact on underground utilities.

## **7. ASSESSMENT**

7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.

7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2023). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".

7.3 In Huntingdonshire the Development Plan (relevant to this applications) consists of:

- Huntingdonshire's Local Plan to 2036 (2019)
- Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- St Neots Neighbourhood Plan 2014-2029

7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.

- 7.5 The main issues to consider in the determination of this application are:
- The Principle of Development
  - Design, Visual Amenity and Impact on Heritage Assets
  - Residential amenity
  - Highway Safety and parking provision
  - Flood Risk and Surface Water
  - Biodiversity
  - Accessible and Adaptable Homes
  - Water Efficiency
  - Developer Contributions

### **The Principle of Development**

- 7.6 The development Strategy for Huntingdonshire is to concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities as set out in Policy LP2.
- 7.7 The site is located within a built-up residential area of St Neots, which the adopted Huntingdonshire Local Plan to 2036 identifies as a Spatial Planning Area (Policy LP7). It is also within the St Neots Neighbourhood Area as delineated in the St Neots Neighbourhood Plan.
- 7.7 Policy LP7 of the Local Plan states that a proposal for housing development on a site which is additional to those allocated in the Local Plan will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement.
- 7.8 As the proposal seeks outline approval for the creation of additional flats following extensions and alterations to an existing building as well as the erection of a two-bedroom dwelling within a site that is located within a built-up residential area of St Neots, the principle of development in this instance is considered to be acceptable, subject to all other planning matters being addressed.

### **Design, Visual Amenity and Impact on Heritage Assets**

- 7.9 The Local Planning Authority is required to ensure that with respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72. Section 66 also states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its

setting or any features of special architectural or historic interest which it possesses. This is also reflected in Policy LP34 of the Huntingdonshire Local Plan and Section 16 of the National Planning Policy Framework.

- 7.10 Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework.
- 7.11 Policy A3 of the St Neots Neighbourhood Plan (2016) states that "All development must be designed to a high quality that reinforces local distinctiveness. Design should be guided by the overall scale, density, massing, height, landscape, layout, materials, detailing, roof orientation, relationship to back of pavement, wall to window ratios, proportion of windows, plan depth, plot width and access, the site and its surroundings including considerations of flood risk management."
- 7.11 This outline application seeks approval for the erection of an additional storey and alterations to the existing building of No. 37 New Street to provide 3 additional flats (totalling 5) and the erection of a two-storey two-bedroom dwellinghouse on the land to the rear. The site is located within the St Neots Conservation Area and is in close proximity to a Listed Building (No 26 New Street).
- 7.12 The Conservation Officer has expressed concerns that insufficient information has been submitted to understand the potential impact of the proposal on the significance of any heritage assets. However, as this application seeks outline approval with all matters reserved, layout, scale and appearance are not to be considered as part of this application. Despite this, the Local Planning Authority must be able to satisfy themselves that a detailed proposal could be brought forward that would be acceptable in terms of its design, appearance and impact on heritage assets.
- 7.13 With regard to the proposed erection of an additional storey and alterations to the existing property of No. 37 New Street to provide additional accommodation, the Local Planning Authority are satisfied that a detailed proposal could be brought forward that would be acceptable in terms of its scale and design. The design and appearance of the existing property is an amalgamation of the neighbouring properties to the north and the south, both of which are three storeys high. Careful consideration should therefore be given to the design of the additional storey at reserved matters

stage to ensure it respects the appearance of the existing properties. The Local Planning Authority would expect the proposal to be constructed of matching materials to the existing dwellinghouse of No. 37 New Street.

- 7.14 Based on the indicative site layout plan, the proposed dwelling would be located on land to the rear of No. 37 New Street, between Gough Mews and No. 17 West Street. The proposal indicates the dwelling would be two-storeys in height and have two bedrooms. The dominant character of properties along West Street is that of two-storey properties of a gable-end design finished in a facing brick with dormer windows on the front elevation. The Local Planning Authority would look for the proposed dwelling to respect the design and appearance of existing properties. Based on the submitted indicative site layout plan, the Local Planning Authority are satisfied with the siting of the proposed dwelling as it would follow the building line of the west side of West Street.
- 7.15 Overall, the Local Planning Authority are satisfied that a detailed proposal could be brought forward that would be acceptable in terms of its scale, design and impact on heritage assets, subject to specific details. As such, the proposal is considered to be in accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036, Policy A3 of the St Neots Neighbourhood Plan to 2029, the Huntingdonshire Design Guide SPD and Sections 12 and 16 of the National Planning Policy Framework in this regard.

### **Residential Amenity**

- 7.16 Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.
- 7.17 The neighbouring properties that are most likely to be impacted upon as a result of the proposed development are Gough Mews, No. 17 West Street and Nos. 35 and 39 New Street, St Neots.
- 7.18 The Local Planning Authority consider that, in principle, the erection of an additional storey to the existing property of No. 37 New Street is acceptable given the height of neighbouring properties immediately adjacent to the property in question. Furthermore, neighbouring properties include second-floor, rear elevation windows serving habitable rooms, and there are no windows on the flank walls of the properties either side. Careful consideration should be given to the overall scale and design of the proposal to ensure no overbearing or overshadowing impacts on either neighbouring property.



- 7.19 With regard to the proposed dwelling to the rear of No. 37 New Street, the indicative plan shows a two-storey dwellinghouse to be situated between Gough Mews and No. 17 West Street. The Local Planning Authority consider that a two-storey property could be constructed in this location subject to careful consideration of the scale, siting and design of the proposal. The proposed dwellinghouse should not extend beyond the rearmost two-storey elevation of the neighbouring properties and the first-floor layout and any first-floor windows should be configured to ensure no overlooking impacts on neighbouring properties amenities.
- 7.20 Based on the submitted indicative plans, the Local Planning Authority are satisfied with the private amenity space of the proposed dwelling and that remaining of No. 37 New Street.
- 7.21 Given the means of access to the site in terms of construction of the development, the Local Planning Authority consider that a construction management plan is required to be provided and agreed. Accordingly, a condition would be imposed on any outline planning permission granted to secure this.
- 7.22 Overall, subject to specific details to be agreed at reserved matters stage and the imposition of conditions, the proposal is considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework in this regard.

### **Highway Safety**

- 7.23 Policy P17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.
- 7.24 As this is an outline application with all matters reserved, details of access are not included. However, the submitted indicative site layout plan shows no vehicular access for the existing dwellinghouse nor the proposed dwelling and the existing off-street car parking for No. 37 New Street would be replaced by the proposed dwellinghouse.
- 7.25 Based on the submitted indicative site plan, it is proposed to provide pedestrian access to the proposed development via West Street – a non-classified, private street. Objections have been received during the course of the application over the access of the proposed dwelling. Access is not a matter to be determined or considered as part of this outline application, however, it is worth noting that Cambridgeshire County Council Highway Authority have raised no objections to the proposal and any use of West

Street would require separate consents that are not dealt with as part of this application.

- 7.26 While the overall site would not include any off-street car parking provision, the Local Planning Authority are satisfied that given the sites proximity to the town centre of St Neots and the accessibility to services and facilities of a day-to-day nature by sustainable modes of transport – including the provision of cycle storage which would be secured via a suitably worded condition, the lack of off-street car parking provision in this instance would not result in unacceptable harm to highway safety.
- 7.27 As previously stated, a condition would be imposed on any outline planning permission granted to secure details of a construction management plan given the access to the site.
- 7.28 Overall, subject to specific details and the imposition of appropriate conditions, Local Planning Authority are satisfied that the proposal is acceptable in terms of its impact on highway safety and therefore accords with Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036 and Section 9 of the National Planning Policy Framework in this regard.

#### **Flood Risk and Surface Water**

- 7.29 The site is located within Flood Zone 2 in accordance with Environment Agency mapping which is defined as medium risk. The proposal involves the erection of a two-bedroom dwelling - which is classified as 'More Vulnerable' development. This type of development is considered to be acceptable in Flood Zone 2 and accordingly Exception or Sequential Tests are not required. However, a Flood Risk Assessment has been submitted.
- 7.30 The submitted Flood Assessment concludes that the risk of flooding from all sources is low and therefore there are no site specific flood mitigation measures required. The proposed construction of a new dwelling would generate runoff which would be managed to avoid flooding elsewhere. It is proposed to achieve this via surface water sewers and the FRA recognises that SuDS elements may be used to provide attenuation and reduce runoff. The Local Planning Authority are satisfied with the above subject to conditions on any outline planning permission to secure specific details.
- 7.31 Furthermore, a condition would be imposed to ensure the development is constructed in accordance with the submitted Flood Risk Assessment – including the finished floor level of the new property being 300mm above the surrounding ground surface.
- 7.32 Therefore, subject to appropriate conditions the proposal is considered to be acceptable with regard to its impact on both flood

risk and surface water and therefore accords with Policies LP5, LP6 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework in this regard.

### **Biodiversity**

- 7.33 Paragraph 180 of the NPPF (2023) states Planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development.
- 7.34 Whilst the proposal at this stage does not indicate any measures for biodiversity enhancement, given the scale and nature of the proposed development and the proposed dwelling being situated on an existing area of hardsurfacing, the Local Planning Authority are satisfied that the proposal would ensure no biodiversity net loss. It is also worth noting that Local Planning Authorities records indicate no presence of protected species in the area.
- 7.35 As such, the proposal is deemed to broadly be in accordance with Policy LP30 of Huntingdonshire's Local Plan to 2036 and Section 15 of the National Planning Policy Framework in this regard.

### **Accessible and Adaptable Homes**

- 7.36 Policy LP25 of the Huntingdonshire's Local Plan to 2036 states that proposal for new housing will be supported where they meet the optional Building regulation requirement M4(2) 'accessible and adaptable dwellings' unless it can be demonstrated that site specific factors make this impractical or unviable.
- 7.37 To ensure that the development can meet these standards a condition would be imposed on any permission that may be granted in this regard in accordance with Policy LP25 of Huntingdonshire's Local Plan to 2036.

### **Water Efficiency**

- 7.38 Policy LP12 (j) of the Local Plan to 2036 states that new dwellings must comply with the optional Building Regulation requirement for water efficiency set out in Approved Document G of the Building Regulations. A condition will be attached to any consent to ensure compliance with the above, in accordance with Policy LP12 (j) of Huntingdonshire's Local Plan to 2036.

## **Developer Contributions**

### Bins

- 7.39 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking to secure the provision of wheeled bins has not yet been submitted as part of this application. This has been requested and an update will be given to Members at Committee. If Members were minded to approve the application a Unilateral Undertaking should be secured, to ensure the proposal would provide a satisfactory contribution to meet the tests within CIL Regulation 22 and paragraph 204 of the NPPF. The proposal, subject to securing a Unilateral Undertaking would accord with Policy LP4 of the Huntingdonshire Local Plan to 2036 and the Developer Contributions Supplementary Planning Document (2011).

### Community Infrastructure Levy (CIL)

- 7.40 The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education.

## **Conclusion**

- 7.41 The proposed development is considered to be compliant with the relevant national and local policy as it is acceptable in principle, Furthermore, it is considered that a scheme could be brought forward that would be acceptable in terms of its scale, design, impact on St Neots Conservation Area, impact on neighbouring properties amenities, highway safety and all other planning matters. There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.
- 7.42 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that outline planning permission be granted, subject to the imposition of appropriate conditions.

## **8. RECOMMENDATION - APPROVAL subject to conditions to include the following**

- Outline and Reserved matters time etc conditions
- Approved plans
- Height and building line parameters
- Materials
- Levels
- Boundary Treatment
- Construction Management Plan
- Cycle parking and Storage

- Bin storage
- Flood Risk Assessment (FFL)
- Accessible and Adaptable Homes – M4(2) standards
- Water Efficiency

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs

**CONTACT OFFICER:**

Enquiries about this report to **Lewis Tomlinson Senior Development Management Officer** – [lewis.tomlinson@huntingdonshire.gov.uk](mailto:lewis.tomlinson@huntingdonshire.gov.uk)

**SCHEDULE OF PLANNING APPLICATIONS – 30 May 2023**

No.	Reference	Development	SNTC Decision	Notes
S1	23/00819/HHFUL	<b>Mr Selley</b> <b>11 Dukes Road Eaton Socon</b> <b>St Neots</b> Proposed single storey extensions to the front and rear.	<b>Approve</b>	Minimum impact on neighbours. Improves Property. Satisfactory proposal in terms of scale and pattern of development.
S2	23/00745/FUL	<b>D Coutts</b> <b>49 St Neots Road Eaton Ford St Neots</b> Erection of a bespoke designed wheelchair friendly bungalow and associated ancillary works	<b>Approve</b>	Makes efficient use of the site. Satisfactory proposal in terms of scale and pattern of development.
S3	23/00574/HHFUL	<b>Mr Smith</b> <b>27 Humberley Close Eynesbury St Neots</b> Proposed single storey extension to existing rear garden outbuilding to form further habitable accommodation	<b>Object</b>	Layout and density of building. Scale of development.
S4	23/00774/FUL	<b>AJB Home &amp; Utilities Ltd</b> <b>2 Queens Court Eaton Socon St Neots</b> Erection of two x two-bedroom homes and associated works	<b>Object</b>	Layout and density of building. Road Access.
S5	23/00749/FUL	<b>Luan Saraqi</b> <b>2 Church Walk St Neots PE19 1JH</b> The installation of an awning (retrospective)	<b>Approve</b>	Within a sustainable location. Will have no negative impact on the wider landscape character of the area.
S6	23/00221/LBC	<b>Mrs Carly Cozens</b> <b>26D Market Square St Neots PE19 2AG</b> Replacement of 4 single glazed windows with UPVC A** rated double glazed windows	<b>Approve</b>  <b>DC abstained</b>	Minimum impact on neighbours.
S7	23/00565/FUL	<b>PANTHER (VAT) PROPERTIES LIMITED</b> <b>53 - 57 High Street St Neots PE19 1JG</b> Installation of new lobbied double entrance and rear fire door	<b>Approve</b>	Improves Property. Minimum impact on neighbours.
S8	23/00875/LBC	<b>PANTHER (VAT) PROPERTIES LIMITED</b> <b>53 - 57 High Street St Neots PE19 1JG</b> Installation of new lobbied double entrance and rear fire door for safety purposes.	<b>Approve</b>	Improves Property. Minimum impact on neighbours.
S9	23/00727/OUT	<b>Mr Joel Xavier</b> <b>37 New Street St Neots PE19 1AJ</b> Outline planning application with all matters reserved for:	<b>Object</b>	Over development. Layout and density of buildings. Scale of Development.

**SCHEDULE OF PLANNING APPLICATIONS – 30 May 2023**

No.	Reference	Development	SNTC Decision	Notes
		Construction of an additional storey, improvements to the fenestration and insulation, the creation of 3 further flats, bringing the total to 5. Construction of a 2-bedroom dwelling to the rear with access from West Street		
S10	23/00911/HHFUL	<b>Martin Dowling</b> <b>10 Parkway St Neots PE19 1EB</b> Erection of side extension to garage	<b>Approve</b>	Improves the property. Minimum impact on neighbours.
S11	22/02128/HHFUL	<b>Mr &amp; Mrs Allen</b> <b>1 Vicarage Gardens Eaton Socon St Neots</b> Single story rear and side extension	<b>Approve</b>	Improves the property. Makes efficient use of its site.
S12	23/00906/HHFUL	<b>Mr Richard Payne</b> <b>11 Washbank Road Eynesbury St Neots</b> Erection of two storey and single storey side extensions, single storey rear extension to dwelling.	<b>Approve</b> <b>DC abstained</b>	Minimum impact on neighbours. Satisfactory proposal in terms of scale and pattern of development. Makes efficient use of the site.
S13	23/00881/HHFUL	<b>Mrs Enstone-Frisch</b> <b>6 Stratford Place Eaton Socon St Neots</b> Proposed single storey extensions to the front and rear.	<b>Approve</b>	Satisfactory proposal in terms of scale and pattern of development. Within a sustainable location.

**Chairperson**



# Development Management Committee



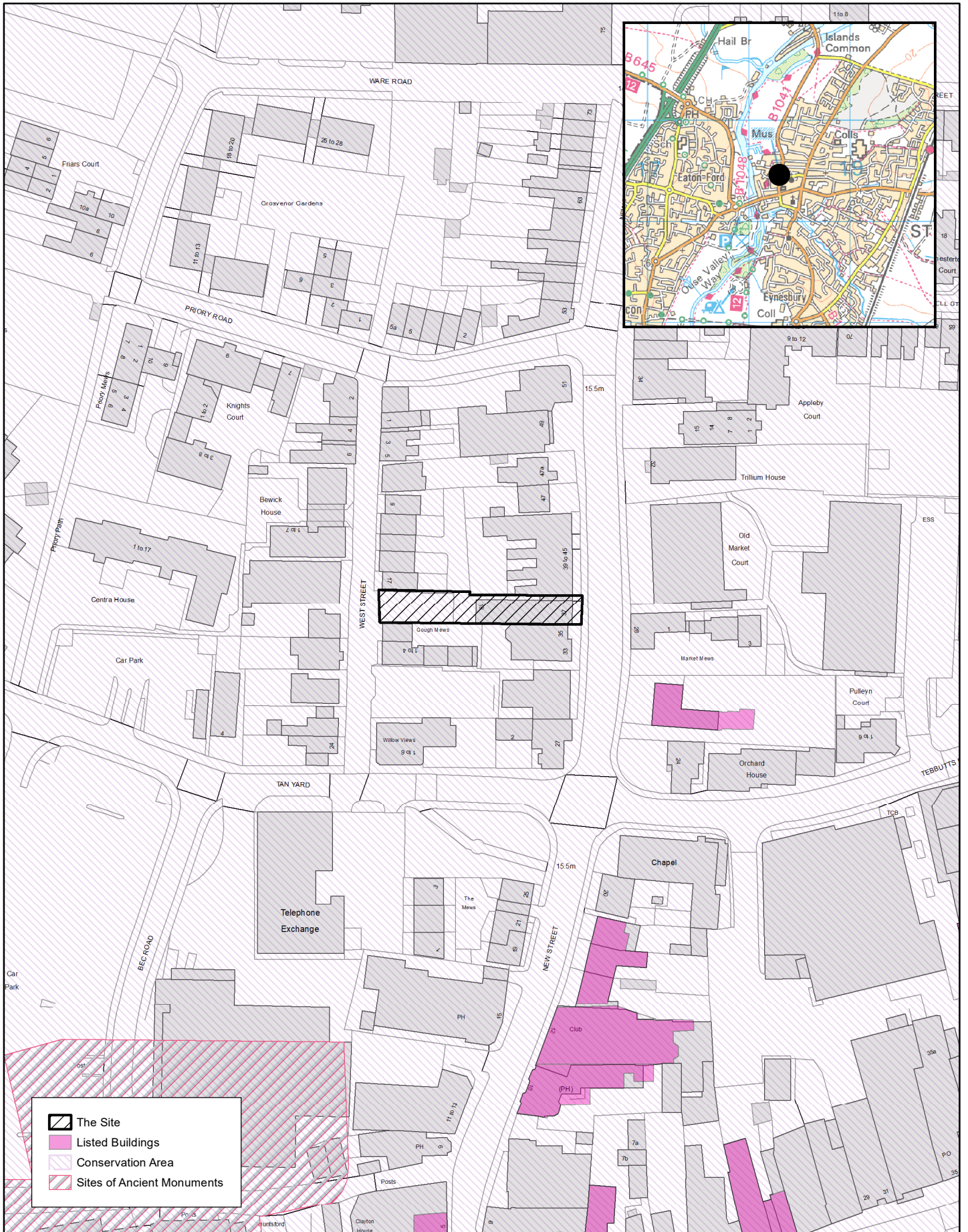
Scale = 1:1,250

Application Ref:23/00727/OUT

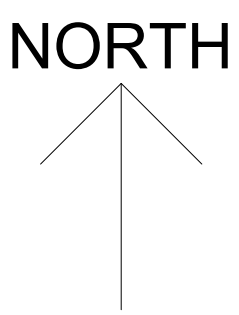
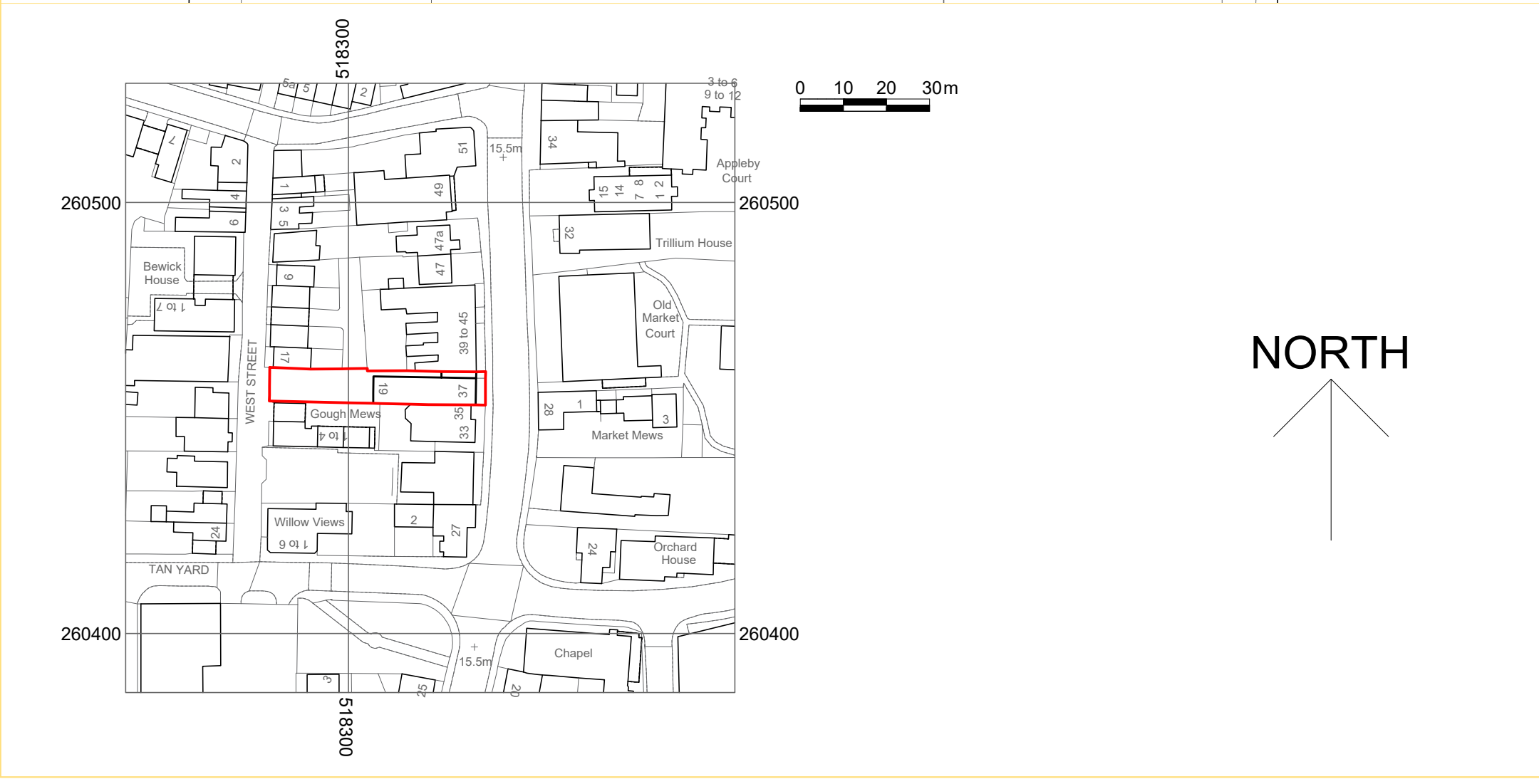
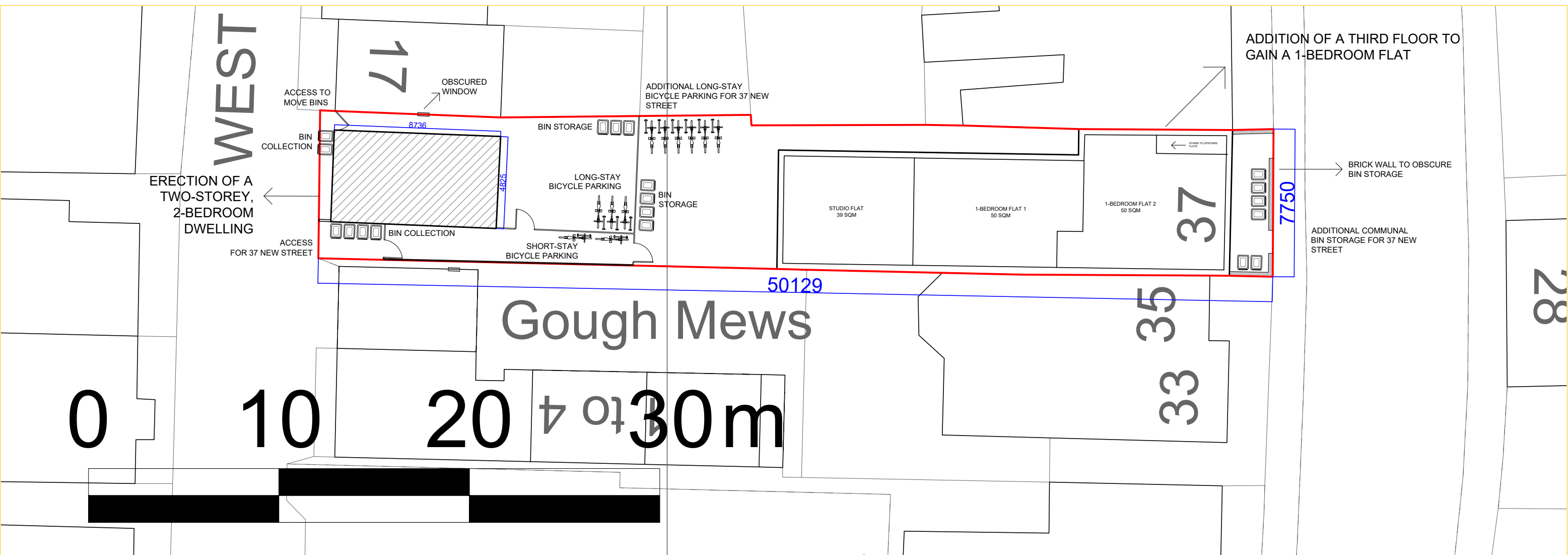
Date Created: 05/06/2024

Location: St Neots

© Crown copyright and database rights 2024  
Ordnance Survey HDC 100022322







<p><b>NOTES -</b></p> <p>Drainage subject to a visit by the builder and assessment of existing drains.</p> <p>Party wall act may be required and is the responsibility of the homeowner, we can advise if required.</p> <p>Please review our Terms and Conditions on our website <a href="http://www.binneyandsimsdesign.co.uk">www.binneyandsimsdesign.co.uk</a></p> <p>Site plans and Location plans purchased from <a href="http://streetwise.net">streetwise.net</a> and are subject to their terms and conditions.</p> <p>Please do not scale from the drawing.</p> <p>Drawings are for planning purposes only.</p> <p>All dimensions are approximate. Prior to commencement of works the contractor is responsible for checking the plans to the site conditions. If any anomalies are found they are reported for rectification. Failure to do so at this stage will result in the contractor being liable for resulting costs incurred.</p> <p>Drawings are subject to structural engineering and building control.</p> <p>Copyright- © 2022</p>	<p>Client: Xavier</p>
	<p>Site Address:</p> <p>37 New Street St Neots Cambridgeshire PE19 1AJ</p>
	<p>Scale: 1:200, 1:1250</p>
	<p>Drawn By: OJS</p>
	<p>Date: 24/042023</p>
<p>Drawing No: 914-Indicative Plan</p>	