



## Planning Committee

**To:** **Committee Members**  
Cllrs Slade (Chairperson), Collins, Cooper-Marsh, Dunford, Hitchin, Maslen, Pitt, and Terry

**Copies:** **County Councillors** – Ferguson, Seef & S Taylor  
**District Councillors** – Ferguson, Davenport-Ray, Jennings, Pickering, I Taylor & 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 14<sup>th</sup> January 2025** at **6.15pm** in the **Eatons Community Centre, 18 The Maltings, Eaton Socon, St Neots, PE19 8ES**

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: Attachment 1  
i) Planning Committee – 17<sup>th</sup> December 2024
- 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. East West Rail Scoping Report Consultation**  
The receive and review the information from the Planning Inspectorate regarding the East West Rail Scoping Report Consultation. Attachment 3
- 7. Development Management Committee**  
To receive any updates from the Committee Chairperson.
- 8. Date of next meeting**  
To note that the date of the next Committee meeting will be 28<sup>th</sup> January 2025.



## Planning Committee

**Present:** Committee Members  
Cllrs Pitt (Chairperson) Cooper-Marsh, Dunford, Hitchin, Maslen and Terry

**Absent:** Cllrs Collins, Slade

**In Attendance:** Town Clerk, Senior Admin Assistant

**Minutes** of the meeting of the **Planning committee** held on **Tuesday 17<sup>th</sup> December 2024** at **6.15pm** in the Eatons Community Centre, 18 The Maltings, Eaton Socon, St Neots, PE19 8ES.

### 086 Apologies for Absence

Apologies were received from Cllrs Collins, and Slade

### 087 Declarations of Interest

There were none.

### 088 Minutes

**RESOLVED** to approve the minutes of the Planning Committee meeting held on 3<sup>rd</sup> December 2024 as a true and accurate record.

Admin

### 089 Public Participation

There were two members of the public present who addressed the Council on application 24/02105/FUL – 5 Howitts Lane, Eynesbury.

- 1) The first resident outlined their objection to the application as a near neighbour. The objections focused on the positioning of a window which would look out onto the near neighbour's drive, which the near neighbour could fence off leaving little light to the proposed properties window. In addition, the entrance to the proposed property is close to that of the neighbouring property and faces partly onto a public pathway and the area of a water marker which has not been referred to in the application.

The resident also raised concerns around whether new highways permission would be needed for access and the lack of permission for proposed fencing to split the existing plot. The original application was found to be in breach of LP11,12 and 14 and deemed unneighbourly, the resident felt this was still the case.

Concern was raised over the report outlining predicted loss to biodiversity, with the resident feeling the offsetting proposal would not benefit the area directly.

- 2) A representative of the applicant spoke on the same application. They commented that the initial application was refused on 9 different points by HDC, however not all those reasons were upheld by an appeal inspector. They stated that the appeal accepted the suitability of the land for residential development, which was not in principle found to



be harmful to the conservation area, highway or pedestrian safety, increased flood risk or protected trees.

The application submitted aims to address the issues highlighted in appeal, which focused on the first-floor level of the proposed development. The new application is a bungalow, removing concerns about the first floor. The application includes a new fence and a dropped kerb for access has already been approved by Highways.

They commented that biodiversity offsetting is designed to allow offsite mitigation which is not unique to this scheme. No value on private gardens can be counted, so by definition it has to be off site.

#### **090 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.

*18:38 Cllr Terry left the meeting.*

*18:40 Cllr Terry returned to the meeting.*

#### **091 Development Management Committee**

The last meeting of the Development Management Committee was held on 16<sup>th</sup> December 2024 and there were no items related to St Neots.

#### **092 Date of Next Meeting**

Members noted that the date of the next Planning Committee meeting would be 14<sup>th</sup> January 2025.

**Committee Chair**

Schedule of Planning Applications –17<sup>th</sup> December 2024

No.	Reference	Development	SNTC Decision	Notes
<b>The following application/s are for listed building consent</b>				
<b>S1</b>	24/02134/LBC	<p><b>Mr and Mrs Rodley</b>  <b>Public House Chequers Inn St Marys Street</b>            The proposals comprise a programme of internal and external works in association to the Listed Building's Change of Use from a public house into a single dwelling.</p>	<b>SUPPORT</b>	Support the change of use and support the planning application subject to approval from the conservation/heritage officer.
<b>The following application/s are in a conservation area</b>				
<b>S2</b>	24/02105/FUL	<p><b>AJB Homes &amp; Utilities Ltd</b>  <b>Land Rear Of 5 Howitts Lane Eynesbury</b>            Erection of single storey side extension to dwelling.</p>	<p><b>SUPPORT</b>   <b>Abstained</b>  <b>JD, VH, BP</b></p>	<p>No wider impact on the wider landscape and character of the area             Efficient use of the site.</p>
<b>S3</b>	24/02021/FUL	<p><b>Mr Neil McGeoch</b>  <b>25 - 27 Market Square St Neots PE19 2AR</b>            Reinstating two no. retail units.</p>	<b>SUPPORT</b>	<p>We consider that the proposal would assimilate itself to the existing part of the town.             Members would like to encourage HDC planning officers to consider St Neots Neighbourhood Plan Policy SS1 for proposals that involve alterations to buildings that contribute to the character or appearance of the conservation area including any proposed signage.</p>
<b>S4</b>	24/01995/FUL	<p><b>Mr James Doan</b>  <b>64 High Street St Neots PE19 1JG</b>            Proposed change of use from Use Class E (Hair Salon) to 'Sui Generis' (Nail Bar) (retrospective)</p>	<b>SUPPORT</b>	No Comment
<b>S5</b>	23/00727/OUT	<p><b>Joel Xavier</b>  <b>37 New Street St Neots PE19 1AJ</b>            Outline planning application with all matters reserved for:            Construction of an additional storey, improvements to the fenestration and insulation and the creation of 3 further flats, bringing the total to 5.             Amendment to the description for the proposal and new build dwelling removed from application.</p>	<b>PARTIAL SUPPORT</b>	<p>If put wall covering bins it is going to be substantial.             Partial support – support the additional storey to the existing building to create a 3<sup>rd</sup> storey but not support additional storey at the rear due to lack of parking vision             Object to the proposed brick wall to the front of the property to obscure bin storage. This will have a negative impact on the street scene.</p>



Schedule of Planning Applications –17<sup>th</sup> December 2024

No.	Reference	Development	SNTC Decision	Notes
S6	24/02131/HHFUL	<b>Mr Sam Harrasi</b> <b>66A Berkley Street Eynesbury</b> <b>St Neots</b> Erection of single storey side extension to dwelling.	<b>SUPPORT</b>	Within a sustainable location.
S7	24/02213/HHFUL	<b>Ms Anne Davies</b> <b>8 The Maltings Eaton Socon St</b> <b>Neots</b> Proposed single storey rear extension.	<b>SUPPORT</b>	Improves the property.
S8	24/00722/REM	<b>Gallagher Estates Ltd</b> <b>Loves Farm Eastern Expansion</b> <b>Development Area Cambridge</b> <b>Road St Neots</b> Application for Reserved Matters Approval relating to 1300388OUT for the appearance, layout, scale and landscaping of foul water pumping station	<b>SUPPORT</b>	No comments

Chairperson

Schedule of Planning Applications –14<sup>th</sup> January 2025

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	24/02417/LBC	<b>Mr Mark Taylor</b> <b>1 Eaton Ford Green Eaton Ford St Neots</b> Full lime mortar repoint and brick restoration to rear of property		
The following application/s are in a conservation area				
S2	24/02373/TREE	<b>Mr Robert Lane</b> <b>St Neots Neurological Centre</b> <b>Howitts Lane</b> Proposal: T1 - Beech - Crown Thin by 20%		
S3	24/02228/FUL	<b>HW Unique Developments Ltd</b> <b>Land At 516 Great North Road Eaton Ford</b> Erection of two-bedroom barn-style property & associated works		
S4	24/02214/FUL	<b>Mrs Sara Humphries - Greggs plc</b> <b>17 - 19 Market Square St Neots PE19 2BQ</b> New shopfront, signage, air conditioning condenser units and extract ducts		
S5	23/00727/OUT	<b>Mr Joel Xavier</b> <b>37 New Street St Neots PE19 1AJ</b> Construction of an additional storey, improvements to the fenestration and insulation and the creation of 3 further flats, bringing the total to 5.  Amendment to the description for the proposal and new build dwelling removed from application.		
S6	24/02323/HHFUL	<b>Mr &amp; Mrs Jason Dixon</b> <b>4 Furrowfields St Neots PE19 6GU</b> Loft conversion with dormer and rooflight		
S7	24/02141/HHFUL	<b>Mr &amp; Mrs Kitcher</b> <b>5 Milton Avenue Eaton Ford St Neots</b> Erection of front and rear ground floor extension to dwelling.		
S8	24/02322/HHFUL	<b>Rémi Mesnildrey</b> <b>19 Belland Hill St Neots PE19 6AJ</b>		

Schedule of Planning Applications –14<sup>th</sup> January 2025

No.	Reference	Development	SNTC Decision	Notes
		Erection of rear extension, internal alterations and associated works		
S9	23/00652/REM	<p><b>Urban and Civic on behalf of Wintringham Partnership LLP</b>  <b>Wintringham Park Cambridge Road St Neots</b></p> <p>Application for Reserved Matters Approval relating to 17/02308/OUT for grey, green and blue infrastructure to include: the construction of extensions to the Western and Eastern Primary Routes, the creation of attenuation ponds, hard and soft landscaping, the creation and upgrade of footways and cycleways, the installation of a pumping station and rising main, and all ancillary works, associated infrastructure and engineering works. Includes works outside of the defined Key Phase 1 boundary.</p>		
S10	24/80112/COND	<p><b>Urban&amp; Civic plc and Wintringham Partners LLP</b>  <b>Wintringham Park Cambridge Road St Neots</b></p> <p>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>		
S11	24/02359/S73	<p><b>Mr Adrian Albone</b>  <b>2 Potton Road Eynesbury St Neots</b></p> <p>Variation of conditions 2 (Approved Plans), 3 (Materials) and 10 (Highway Improvement Works) of 24/00218/FUL. To regularise the minor amendments to the approved house design</p>		

Schedule of Planning Applications –14<sup>th</sup> January 2025

No.	Reference	Development	SNTC Decision	Notes
S12	24/01539/REM	<b>GPS Estates Ltd</b> <b>Land Adjacent And Including 2 Cromwell Road Eynesbury</b> Reserved Matters Application relating to the details of the appearance, landscaping, layout and scale of 20/00896/OUT for no. 83 dwellings.		
S13	24/02395/S73	<b>Mr Kyle Crush</b> <b>North East Of 157 Duck Lane St Neots</b> Variation of Condition 2 (Plans) to 21/02494/FUL to accommodate the comments made by Anglian Water		
S14	24/02106/HHFUL	<b>Mr Ashley Coe</b> <b>9 Blackwood Road Eaton Socon St Neots</b> Erection of two storey rear extension to dwelling.		
S15	24/02303/HHFUL	<b>Ms Lynette Knott</b> <b>21A Green End Road St Neots PE19 1SE</b> Proposed single storey rear extension with internal alterations		

Chairperson



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**Subject:** FW: East West Rail scoping report consultation  
**Attachments:** EWR Letter to stat cons\_Scoping & Reg 11 Notification.docx

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**From:** East West Rail <[EastWestRail@planninginspectorate.gov.uk](mailto:EastWestRail@planninginspectorate.gov.uk)>  
**Sent:** 02 January 2025 15:05  
**To:** Wilkinson, Karen <[KAREN.WILKINSON@planninginspectorate.gov.uk](mailto:KAREN.WILKINSON@planninginspectorate.gov.uk)>  
**Subject:** East West Rail scoping report consultation

Dear Sir/Madam  
Please see attached correspondence on the proposed East West Railway.

The Applicant for the Proposed Development intends to make an application for Development Consent under the Planning Act 2008. The Applicant has sought a Scoping Opinion from the Planning Inspectorate, on behalf of the Secretary of State, as to the scope and level of detail of the information to be provided within the Environmental Statement that will accompany its future application.

The Planning Inspectorate has identified you as a consultation body to inform the Scoping Opinion and is therefore inviting you to submit comments by 31 January 2025. The deadline is a statutory requirement that cannot be extended.

Further information is included within the attached letter.

Regards  
Karen Wilkinson



**Karen Wilkinson** (She/Her)  
Senior EIA Advisor  
**The Planning Inspectorate**  
**T 0303 444 5072**  
**Helpline 0303 444 5000**

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# Planning Inspectorate Arolygiaeth Gynllunio

Environmental Services  
Operations Group 3  
Temple Quay House  
2 The Square  
Bristol, BS1 6PN

Customer Services: 0303 444 5000  
e-mail: [eastwestrail@planninginspectorate.gov.uk](mailto:eastwestrail@planninginspectorate.gov.uk)

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## By Email

Your Ref: N/A

Our Ref: TR040012- 000019

Date: 02 January 2025

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Dear Sir/Madam

### **Planning Act 2008 (as amended) and The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations) – Regulations 10 and 11**

### **Application by East West Railway Company Limited (the Applicant) for an Order granting Development Consent for the East West Rail (the Proposed Development)**

### **Scoping consultation and notification of the Applicant's contact details and duty to make available information to the Applicant if requested**

The Proposed Development is a Nationally Significant Infrastructure Project (NSIP), as defined in the Planning Act 2008 (as amended). A summary of the NSIP planning process can be found at the following link:

<https://www.gov.uk/guidance/nationally-significant-infrastructure-projects-the-stages-of-the-nsip-process-and-how-you-can-have-your-say#preapp>

The Proposed Development is currently in the pre-application stage.

### **Environmental Statement (ES) and the scoping process**

To meet the requirements of the EIA Regulations, Applicants are required to submit an ES with an application for an order granting development consent for any NSIP likely to have a significant effect on the environment. An ES will set out the potential impacts and likely significant effects of the Proposed Development on the environment. Schedule 4 of the EIA Regulations sets out the general information for inclusion within an ES.

The Applicant has asked the Planning Inspectorate on behalf of the Secretary of State for its written opinion (a Scoping Opinion) as to the scope, and level of detail, of the information to be provided in the ES relating to the Proposed Development. The Applicant has set out its proposed scope of the ES in its Scoping Report which is published on the 'Find a National Infrastructure Project' website:

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/>



<https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/TR040012>

Alternatively, you can use the following direct links:

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/TR040012/documents>

Before adopting a Scoping Opinion, the Planning Inspectorate must consult the relevant 'consultation bodies' defined in the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (as amended).

The Planning Inspectorate has identified you as a consultation body which must be consulted before adopting its Scoping Opinion. The Planning Inspectorate would be grateful if you would:

- Inform the Planning Inspectorate of the information you consider should be provided in the ES; or
- Confirm that you do not have any comments.

If you consider that you are not a consultation body as defined in the EIA Regulations please let us know.

The deadline for consultation responses is 31 January 2025. The deadline is a statutory requirement and cannot be extended. Any consultation response received after this date will not be included within the Scoping Opinion but will be forwarded to the Applicant for information and published on our website as a late response.

The Planning Inspectorate on behalf of the SoS is entitled to assume under Regulation 10(11) of the EIA Regulations that you do not have any comments to make on the information to be provided in the ES, if you have not responded to this letter by the deadline above.

To support the smooth facilitation of our service, we strongly advise that any responses are issued via the email identified below rather than by post. Responses to the Planning Inspectorate should be sent by email to [eastwestrail@planninginspectorate.gov.uk](mailto:eastwestrail@planninginspectorate.gov.uk)

Please note that your response will be appended to the Scoping Opinion and published on our website consistent with our openness policy.

Please also note that this consultation relates solely to the ES scoping process. Further opportunities for you to engage with and provide views on the project more generally, will arise through the Applicant's own consultation. Applicants have a duty to undertake statutory consultation and are required to have regard to all responses to their statutory consultation.

### **Scoping Opinion**

The Planning Inspectorate (on behalf of the Secretary of State) must adopt a Scoping Opinion within 42 days of receiving a scoping request. The Scoping Opinion will be published on the relevant project page of the 'Find a National Infrastructure Project' website at the end of the statutory period, or before if applicable.

The Applicant must have regard to comments made within the Scoping Opinion and the ES submitted with the future application must be based on the most recently adopted Scoping Opinion.

### **Applicant's name and address**

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/>

As the Planning Inspectorate has been notified by the Applicant that it intends to prepare an ES, we are also informing you of the Applicant's name and address:

Tristan Lincoln-Gordon  
Head of Environment  
East West Rail Company  
The Quadrant,  
Elder Gate,  
Milton Keynes  
MK9 1EN  
tristan.lincoln-gordon@eastwestrail.co.uk

### **Regulation 11(3) duty**

You should also be aware of your duty under Regulation 11(3) of the EIA Regulations, if so requested by the Applicant, to make available information in your possession which is considered relevant to the preparation of the ES.

### **Spatial data**

The Applicant has provided the Planning Inspectorate with spatial data for the purpose of facilitating the identification of consultation bodies to inform a Scoping Opinion (as set out in our Advice Page 'Nationally Significant Infrastructure Projects - Advice Note Seven: Environmental Impact Assessment: process, preliminary environmental information and environmental statements', available on the gov.uk website). Requests by consultation bodies to obtain and/or use the spatial data to inform its consultation response should be made directly to the Applicant using the contact details above.

If you have any queries, please do not hesitate to contact us.

Yours faithfully

*Karen Wilkinson*

**Karen Wilkinson**  
**Senior Environmental Impact Assessment Advisor**  
**on behalf of the Secretary of State**