



Planning Committee

To: **Committee Members**
Cllrs Slade (Chairperson), Collins, Cooper-Marsh, Dunford, Hitchin, Maslen, Pitt, 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 15th October 2024** 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.

K Pollecutt
Deputy 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 – 1st October 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 Brockwell Storage and Solar Statutory Consultation on East Park Energy**
To consider the proposed solar and battery storage project to the northwest of St Neots. Attachment 3
- 8. Development Management Committee**
To receive any updates from the Committee Chairperson.

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	24/01662/LBC	Mr Avtar Pardesi 28 Cambridge Street St Neots PE19 1JL Demolition of Existing Garage structure and wall, including alteration to existing wall and formation of new gated entrance	Support	Minimum impact on neighbours
S2	24/01716/HHFUL	Andrew Reading 16 Church Meadows St Neots PE19 1PR Erection of single storey side extension	Support	Satisfactory proposal in terms of scale and pattern of development
The following application/s are in a conservation area				
S3	24/01635/S73	Mr David Bineth - Neots Properties Ltd Poundstretcher Tebbutts Road St Neots Variation of condition 2 (plans listed in table above) of 23/00484/S73 to allow for amended drawings	Object Cllr Pitt abstained	Poor quality accommodation Loss of high street retail units as per St Neots Neighbourhood Plan and lack of robust marketing.
S4	24/01559/HHFUL	Mrs Adele Smith 81 Avenue Road St Neots PE19 1LH Demolition of part of single storey rear extension. Erection of single storey and two storey extension to the rear with associated landscaping and drainage.	Support Cllr Slade abstained	Subject to use of materials being acceptable to the conservation officer
S5	24/01637/HHFUL	Mr & Mrs Roper 173 Crosshall Road Eaton Ford St Neots Replacement boundary wall.	Support	Improves the property
S6	24/01470/FUL	Mr Pete Mcara Land At 48 Beauchamp Close Eaton Socon Erection of one self build dwelling.	Support	Fits in with the local street scene
S7	24/01652/HHFUL	Mr & Mrs Dobbin 103 Potton Road Eynesbury St Neots Erection of ground floor rear extension and new pitched roof with dormer	Support	We consider that the proposal would assimilate itself to the existing part of the town Improves the property
S8	24/01604/S73	Mr Mark Garrood 15 - 16 Howard Road Eaton Socon St Neots Variation of condition 5 on 24/00723/FUL to change the velocity cone to an accelerator fan on the flue	Noted	No additional comments due to lack of technical knowledge on this type of equipment.

Chairperson

Schedule of Planning Applications – 15th October 2024

No.	Reference	Development	SNTC Decision	Notes
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The following application/s are for listed building consent

The following application/s are in a conservation area

S1	24/01587/TREE	<p>Mr Charles Scarr 8 Cambridge Gardens St Neots PE19 1JX</p> <p>Box Elder - Lower branches of tree are hanging over public highway. Encroaching lower branches require cutting back by 2m</p>		

The following application/s are in a conservation area

S2	24/01541/FUL	<p>GPS Estates Ltd Land Between Manor Grove and Cromwell Road Eynesbury</p> <p>Diversion of existing Public Rights of Way (PRoW) (2 & 23) through the site and creation of a bituminous cycle and pedestrian footpath with soft landscaping.</p>		
S3	24/01748/S73	<p>Mr Alistair Smith 15 Tennyson Place Eaton Ford St Neots</p> <p>Variation of Condition 2 (Plans) of 22/02557/HHFUL.</p>		
S4	24/01743/HHFUL	<p>Mr & Mrs Cutmore 8 Flawn Way Eynesbury St Neots</p> <p>Single storey flat roof extension to replace existing conservatory</p>		
S5	24/01687/HHFUL	<p>Mrs Young 89A Crosshall Road Eaton Ford St Neots</p> <p>Single storey rear extension</p>		
S6	24/01709/HHFUL	<p>Mr Ian Peacock 36 Manor Farm Road St Neots PE19 1PW</p> <p>Removal of car port, two storey extension, single storey extension and demolition of existing garage</p>		

Chairperson

From: info@eastparkenergy.co.uk <info@eastparkenergy.co.uk>
Sent: 24 September 2024 08:54
To: info@eastparkenergy.co.uk
Subject: East Park Energy: Statutory consultation notification

Good morning,

Please find attached a letter from Brockwell Storage and Solar providing notification of the launch of a statutory consultation on East Park Energy, a proposed solar and battery storage project to the northwest of St Neots. In addition to the letter, please also see attached a copy of

the newsletter that has been sent to those living locally to the project and which provides further detail of the consultation, along with a copy of the notice being published in accordance with Section 48 of the Planning Act 2008.

If you have any questions about the contents of the letter, please do not hesitate to get in touch.

East Park Energy

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**EAST PARK
ENERGY**

@ 0808 258 5991

📧 info@eastparkenergy.co.uk

✉️ Freepost EAST PARK ENERGY

Tuesday 24 September 2024

Dear sir/madam,

EAST PARK ENERGY

Statutory consultation under Section 42 of the Planning Act 2008 and the Infrastructure Planning (Applications: Prescribed Forms and Procedures) Regulations 2009 (the APFP Regulations)

Notification under Regulation 13 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations)

BSSL Cambsbed 1 Ltd (“Brockwell Storage and Solar”) proposes to submit a development consent order (“DCO”) application to the Secretary of State for Energy Security and Net Zero under Section 37 of the Planning Act 2008 (“the 2008 Act”) for East Park Energy (“the proposed development”), a new solar farm and energy storage project located in Bedfordshire and Cambridgeshire.

We are holding a statutory consultation on the proposed development in accordance with the requirements of the 2008 Act from Tuesday 24 September 2024 until Tuesday 29 October 2024.

During the pre-application process, we must consult with a variety of persons and organisations about our proposed development in accordance with the requirements of the 2008 Act. We are writing to you as you have been identified as a prescribed consultee for the purposes of section 42(1) of the 2008 Act.

This letter explains how you can find out more about the proposed development and comment on the proposals.



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The proposed development

The proposed development would comprise of a new ground-mounted solar photovoltaic energy generating station and an associated on-site Battery Energy Storage System (“BESS”) on land to the north-west of St Neots, in the administrative areas of Bedford Borough Council and Huntingdonshire District Council. The enclosed newsletter includes a plan of the area the project is proposed for.

The proposed development also includes associated infrastructure for connection to the electricity transmission network at National Grid’s Eaton Socon substation, and would allow for the generation and export of up to 400 megawatts (“MW”) of renewable electricity, as well as the storage and export of up to 100 MW of electricity in the BESS. The precise generating capacity and storage capacity will be subject to detailed design.

The area of the proposed development extends to approximately 766 hectares, and includes all land required for the solar development, BESS, landscaping, cabling, access and grid connection. For ease of reference, the area of the proposed development has been sub-divided into four sites where above ground infrastructure would be located, along with three linear corridors proposed for underground cabling to connect the different parts of the proposed development and provide a connection to the Eaton Socon substation.

The proposed development is classed as a nationally significant infrastructure project (“NSIP”) as defined by section 15(2) of the 2008 Act. Brockwell Storage and Solar is therefore required to submit a DCO application to the Secretary of State for Energy Security and Net Zero in order to obtain development consent to construct, operate, maintain and decommission the proposed development. These permissions will include a number of other provisions, including those which authorise the compulsory acquisition of interests in, on or over land, if necessary, to construct and maintain the proposed development. You can find more information on the DCO process via the Planning Inspectorate’s website at infrastructure.planninginspectorate.gov.uk.

The proposed development is also an Environmental Impact Assessment (“EIA”) development under the EIA Regulations. An Environmental Statement (“ES”) will accompany the DCO application. To support the statutory consultation, we have published and are consulting on a Preliminary Environmental Information Report (“PEIR”).

Consultation on the proposed development

Brockwell Storage and Solar is holding a consultation on the proposed development pursuant to the 2008 Act between Tuesday 24 September and 11:59pm on Tuesday 29 October 2024 (“the consultation period”).



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During the consultation period, a series of public consultation events will be held. These events will provide an opportunity to hear further details about the proposed development and to speak with the project team. Dates, times and locations for these events are provided in the enclosed newsletter and in the Statement of Community Consultation (“SoCC”), which is available to view free-of-charge on the project website, eastparkenergy.co.uk.

Regulation 13 of the EIA Regulations requires that Brockwell Storage and Solar provides a copy of the notice being published in accordance with Section 48 of the Act. This is enclosed alongside the project newsletter, whilst the full set of documents produced as part of this consultation will be available free-of-charge from Tuesday 24 September 2024 on the Document library page of the project website, eastparkenergy.co.uk.

Paper copies of consultation documents can be provided on request by contacting the project team by email at info@eastparkenergy.co.uk or by calling 0808 258 5991. Questions about the proposals may also be directed to these contact channels. Whilst paper copies of most consultation materials, including the consultation brochure and feedback form, are provided free-of-charge, some technical documents (such as the full PEIR) may be subject to a reasonable copying charge of £0.35 per page to cover print and postage costs.

Responding to the consultation

Consultation responses can be submitted in the following ways:

- By completing the feedback form on the project website, eastparkenergy.co.uk
- By returning a letter or paper copy of the feedback form at a consultation event or via post to Freepost EAST PARK ENERGY (no further stamp or address needed)
- By emailing comments to info@eastparkenergy.co.uk

When submitting your response, we would appreciate it if you could include your name/the name of the organisation you are responding on behalf of, contact details and confirmation of the nature of your interest in our proposals. **Please ensure that you submit any response by the deadline of 11:59pm on Tuesday 29 October 2024.**

Brockwell Storage and Solar will review its proposals in light of the feedback received as part of this consultation and will consider if changes are needed to its proposals before it makes a DCO application. As part of this process, it may be required to make copies of consultation responses available to the Planning Inspectorate. Personal details will be held securely in accordance with the applicable data laws and our privacy statement, which can be found on the project website at eastparkenergy.co.uk.



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📞 info@eastparkenergy.co.uk

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If you have any questions about the proposed development, please do not hesitate to get in touch using the contact details provided above.

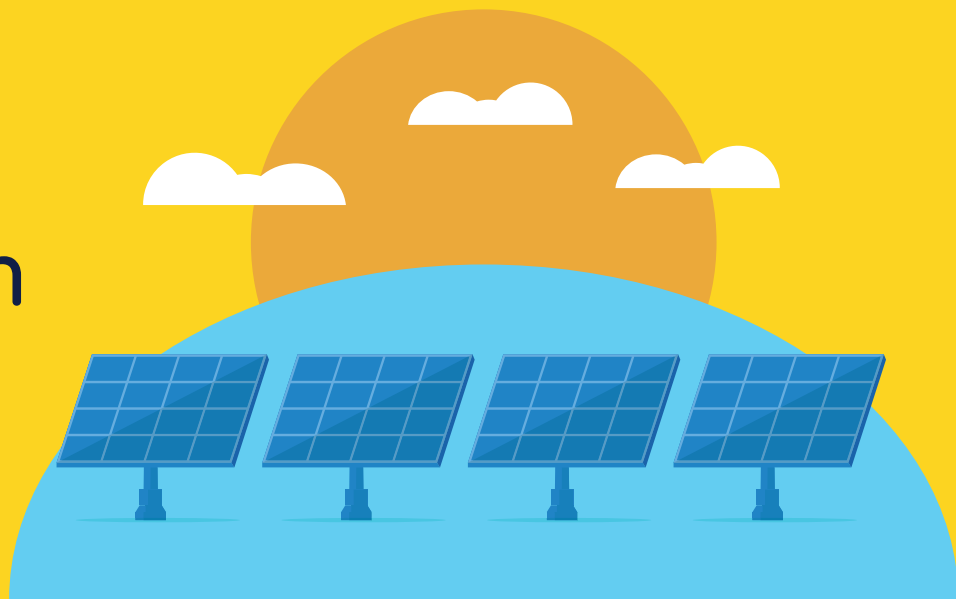
Yours sincerely,

Gary Bird
Development Director
BSSL Cambsbed 1 Ltd



Statutory consultation update

September 2024



BSSL Cambsbed 1 Ltd, a wholly-owned subsidiary of Brockwell Storage and Solar, is seeking your views on East Park Energy, a new solar farm and energy storage project to the northwest of St Neots.

Since the close of last year's initial non-statutory consultation, our team has been busy reviewing consultation feedback and the results of survey work. Following this, we are now presenting our detailed plans for the project as part of a statutory consultation.

The consultation begins on **Tuesday 24th September** and will run until **11:59pm** on **Tuesday 29th October 2024**.

During the consultation period, we are presenting our detailed plans for the project and sharing the results of preliminary environmental assessments. We're also holding a series of public consultation events in the local area, where you will be able to speak to members of our team and ask questions.

In this update, you can read a brief overview of our proposals and find out about the different ways you can take part in the consultation. Please do take the time to read through our proposals and give your feedback.

WHY IS EAST PARK ENERGY NEEDED?

There's a lot to do in the coming years if the UK is to meet its net zero targets, including the new Government's target to triple the amount of solar power being generated by 2030.

As one of the cheapest and most rapidly deployable forms of renewable energy, solar will play a crucial role in responding to these challenges, bolstering the UK's energy security and supporting net zero commitments.



OUR PROPOSALS



A solar farm capable of generating up-to 400 MW of clean power – more than enough for every home in Bedford and St Neots



A battery energy storage facility capable of storing up-to 100 MW of electricity until it's needed, so that the UK can benefit from solar power, even when the sun isn't shining



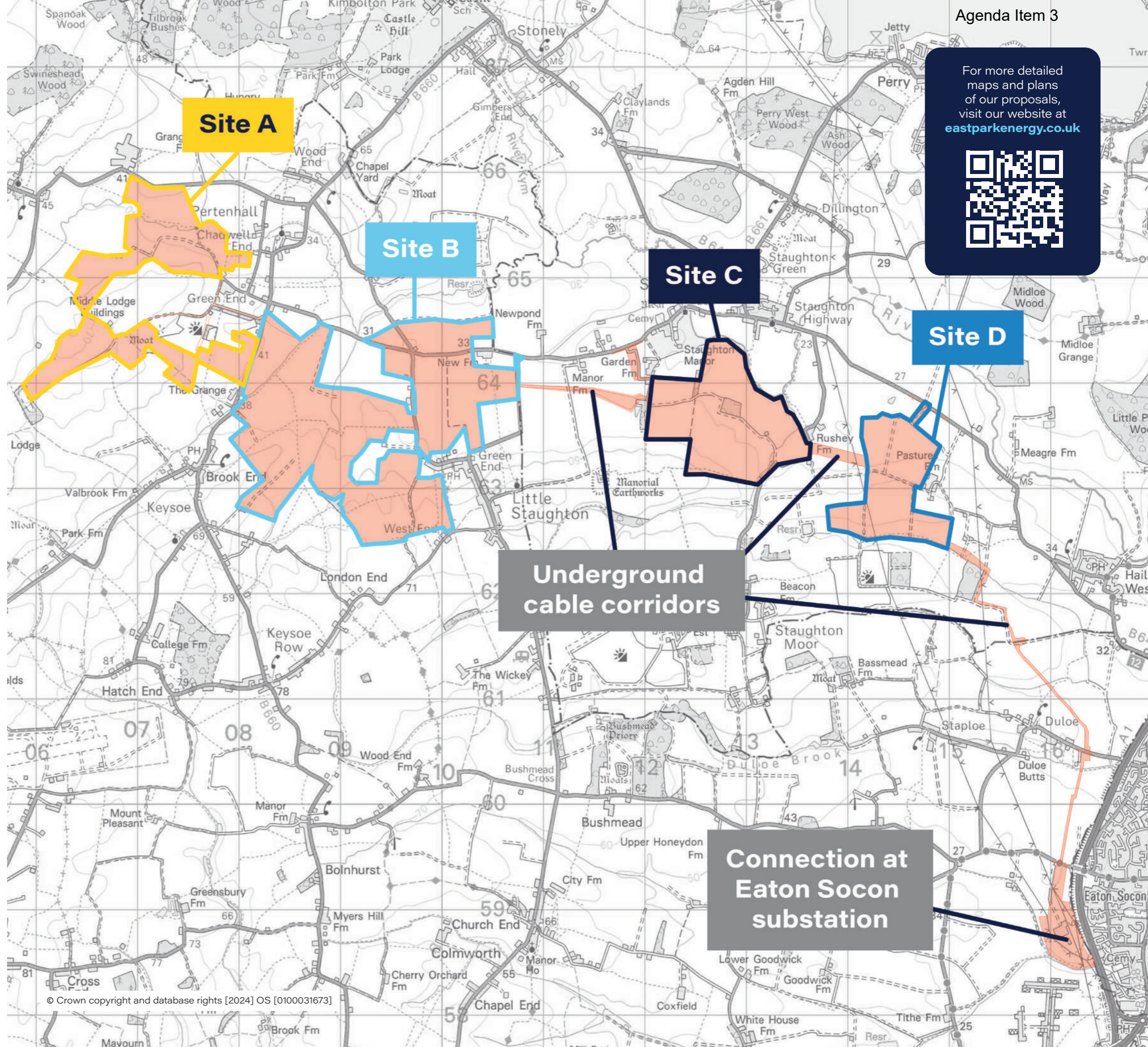
A connection to the electricity transmission network at Eaton Socon substation, alongside associated infrastructure such as access roads and construction compounds



Works to create, enhance and maintain the natural environment, including the delivery of at least 10% biodiversity net gain



A Legacy Fund that would provide financial contributions to local projects, ensuring that those living locally benefit from our plans



For more detailed maps and plans of our proposals, visit our website at eastparkenergy.co.uk

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FIND OUT MORE

Visit our website

All of the information we are producing as part of this consultation is available on our website, [eastparkenergy.co.uk](https://www.eastparkenergy.co.uk). You can also submit your feedback directly via our website and register to receive email updates about the project.

Join us at a public consultation event

We are hosting a series of in-person public consultation events at venues across the local area. At each event, information about our proposals will be on display and members of the project team will be on hand to answer any questions.

Date	Time	Location
Tues 1st October	2pm-7pm	Keysoe Village Hall, Elm Tree Grove, Keysoe, MK44 2JE
Weds 2nd October	2pm-7pm	Little Staughton Village Hall, Colmworth Rd, Little Staughton, MK44 2BX
Fri 11th October	2pm-7pm	Hail Weston Village Hall, 109 High St, Hail Weston, PE19 5JS
Sat 12th October	11am-3pm	Great Staughton Village Hall, Green Lane, Great Staughton, PE19 5DG

Book a one-to-one appointment with our team

If you have more detailed questions about our proposals, we are holding a day of one-to-one meetings during the consultation period. Appointments are available on a first come first served basis. You must have an appointment before attending the below session, otherwise we won't be able to see you. To book an appointment, visit our website or get in touch by phone or email.

Date	Time	Location
Tues 22nd October	10am-2pm	Pertenhall Village Hall, Swinsehead Road, Pertenhall, MK44 2AT

HOW TO GIVE YOUR FEEDBACK

The quickest way to submit your feedback and get confirmation that we have received your response is by completing the online feedback form on our website, [eastparkenergy.co.uk](https://www.eastparkenergy.co.uk). You can also scan the QR code to be taken directly to the online feedback form.



Scan the QR code using your phone or tablet to submit your response online

Alternatively, you can complete a paper feedback form and return it to us at a consultation event or via post to **Freepost EAST PARK ENERGY** (no stamp required). You can also email your comments to info@eastparkenergy.co.uk.

The deadline for providing responses is 11:59pm on Tuesday 29th October 2024.

CONTACT US

Please do not hesitate to contact us if you have any questions about our proposals or if you require a paper copy of our materials. You can get in touch in the following ways:

@ info@eastparkenergy.co.uk ☎ 0808 258 5991 ✉ Freepost EAST PARK ENERGY



SECTION 48 OF THE PLANNING ACT 2008
REGULATION 4, THE INFRASTRUCTURE PLANNING (APPLICATIONS: PRESCRIBED FORMS AND PROCEDURE) REGULATIONS 2009
NOTICE PUBLICISING A PROPOSED APPLICATION FOR A DEVELOPMENT CONSENT ORDER FOR EAST PARK ENERGY

Notice is hereby given that BSSL Cambsbed 1 Ltd of 16 Stratford Place, London W1C 1BF (the Applicant) intends to apply to the Secretary of State for Energy Security and Net Zero for a Development Consent Order (DCO) under Section 37 of the Planning Act 2008 (the Act) to authorise the construction of the East Park Energy project (the Scheme).

The infrastructure being proposed as part of the Scheme includes:

- Solar photovoltaic (PV) modules and mounting structures;
- A Battery Energy Storage System (BESS) which would comprise battery containers along with associated inverters and transformers;
- A new substation to control and operate the solar PV modules and BESS and to increase the voltage to enable connection to the National Grid substation;
- Associated infrastructure including inverters, transformers, high voltage switchgear and control equipment, cabling, storage building, fencing, security, access tracks and landscaping and green infrastructure; and
- A 400kV cable grid connection from the new East Park Substation to National Grid's Eaton Socon Substation.

The Scheme is located across four connected Sites (A-D). Sites A and B are within the administrative area of Bedford Borough Council (a Unitary Authority), and Sites C and D are within Huntingdonshire District (which is two-tier authority with Cambridgeshire County Council). The BESS and on-site substation infrastructure would be located within Huntingdonshire District.

Alongside the electricity generation, storage and associated infrastructure, the Scheme includes environmental mitigation and enhancement measures designed to avoid or reduce impacts on the environment and local communities.

The Scheme will also include other required works, for example, temporary access roads, highway works, temporary works compounds, and ancillary works.

The proposed application will seek authorisation for the compulsory acquisition of land and interests in and rights over land, overriding easements and other rights, the temporary use of land, and other ancillary powers.

The Scheme is an Environmental Impact Assessment (EIA) development, as defined by The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. An Environmental Statement will therefore be submitted as part of the proposed application, which will contain information about the environmental effects of the Scheme.

The documents, plans and maps showing the nature and location of the Scheme, including the Preliminary Environmental Information Report (PEIR) and non-technical summary, will be available to download free of charge from 24 September until 29 October 2024 at www.eastparkenergy.co.uk.

Printed copies of most consultation materials, including the consultation brochure, PEIR non-technical summary and feedback form, will be provided free-of-charge upon request by contacting the project team via the details at the bottom of this notice.

Some technical documents, such as the full PEIR, may be subject to a reasonable copying charge of £0.35 per page to cover print and postage costs.

How to respond to the consultation

The consultation is running between 24 September and 29 October 2024.

Responses to the consultation can be submitted in the following ways:

- By completing the feedback form on the project website, eastparkenergy.co.uk
- By returning a letter or paper copy of the feedback form at a consultation event or via post to Freepost EAST PARK ENERGY (no further stamp or address needed)
- By emailing comments to info@eastparkenergy.co.uk

A printed copy of the consultation response form can be requested by contacting the project team on the details below.

SECTION 48 OF THE PLANNING ACT 2008**REGULATION 4, THE INFRASTRUCTURE PLANNING (APPLICATIONS: PRESCRIBED FORMS AND PROCEDURE) REGULATIONS 2009****NOTICE PUBLICISING A PROPOSED APPLICATION FOR A DEVELOPMENT CONSENT ORDER FOR EAST PARK ENERGY**

The Applicant must receive all responses by 11:59pm on 29 October 2024 to ensure their consideration. Please note that responses are likely to be made public, but that contact/personal details will be redacted.

When deciding on the final form of the proposed application for a development consent order for the Scheme, the Applicant will take into account any response to this publicity or the consultation that is received before the specified deadline.

The Applicant may be required to make copies of representations available to the Secretary of State. However, the Applicant will request that personal details are not placed on the public record. Personal details will be held securely in accordance with the Data Protection Act 2018 and will be used solely in connection with the consultation process and the development of the Scheme and, except as noted above, will not be disclosed to any third parties.

Email: info@eastparkenergy.co.uk

Telephone: 0808 258 5991

Notice first published on 18 September 2024.