



Planning Committee

Present: **Committee Members**
Cllrs Slade (Chairperson) Pitt (Deputy Chairperson), Collins, Hitchin, Maslen

Absent: Cllrs Dunford and Terry

In Attendance: Deputy Town Clerk, Senior Administration Assistant

Minutes of the meeting of the **Planning committee** held on **Tuesday 11th February 2025** at **6.15pm** in the Eatons Community Centre, 18 The Maltings, Eaton Socon, St Neots, PE19 8ES.

110 Apologies for Absence

Apologies were received from Cllr Cooper-Marsh

111 Declarations of Interest

There were none.

112 Minutes

RESOLVED to approve the amended minutes of the Planning Committee meeting held on 14th January 2025. Admin

RESOLVED to approve the minutes of the Planning Committee meeting held on 28th January 2025.

113 Public Participation

There were no members of the public present.

114 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.

115 Development Management Committee

The Chair informed members that the next meeting of the DMC is scheduled for Monday, 17th February 2025. The Old Falcon planning application will be reviewed during this meeting. Cllr Hitchin confirmed attendance as the council's representative for this item.

116 Date of Next Meeting

Members noted that the date of the next Planning Committee meeting would be 25th February 2025.

Committee Chair

Schedule of Planning Applications – 11th February 2025

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	25/00100/LBC	Miss Amber Beardshall 18 Market Square St Neots PE19 2AF Display of illuminated advertisement sign.	SUPPORT	In keeping with locality.
The following application/s are in a conservation area				
S2	25/00084/HHFUL	Mr Stewart Blake 9 Royce Court St Neots Road Eaton Ford Retrospective application for replacement windows from white wooden windows to white PVC windows	SUPPORT	We consider that the proposal would assimilate itself to the existing part of the town.
S3	24/02296/HHFUL	Mr & Mrs Major 190 Manor Gardens Cambridge Street St Neots Erection of ground floor rear/side extension	SUPPORT	Minimum impact on neighbours. Makes efficient use of the site.
S4	24/00259/FUL	RD Executive Properties Ltd 147A Crosshall Road Eaton Ford St Neots PE19 7GB Erection of four dwellings following demolition of existing detached outbuildings together with associated works (inc new access to serve existing property)	SUPPORT Cllr Pitt/Slade abstained	In keeping with locality. Satisfactory proposal in terms of scale and pattern of development.
S5	25/00178/HHFUL	Mr Nicholas Dutton 34 Avenue Road St Neots PE19 1UJ Demolition of rear conservatory and erection of single storey rear extension with associated landscaping	SUPPORT	Minimum impact on neighbours Improves the property
S6	25/00103/HHFUL	Mr D Silk 50 Fox Brook St Neots PE19 6AQ Erection of single storey rear extension	SUPPORT	Satisfactory proposal in terms of scale and pattern of development.
S7	24/02413/FUL	Mr Justin Barker - Kingspan Timber Solutions Ltd Potton Developments Mill Lane St Neots Change of use of five show homes (sui generis) to permanent residential dwellings (Use Class C3) and new access	SUPPORT	Subject to the approval of Cambridgeshire County Council Highways
S8	25/00127/HHFUL	Lydia and Glen McLellan 6 Harland Road St Neots PE19 1HB	SUPPORT	Minimum impact on neighbours Fits in with local street scene.

Schedule of Planning Applications – 11th February 2025

No.	Reference	Development	SNTC Decision	Notes
		Erection of front and side single storey extension, single storey ground floor rear extension and internal works		
S9	24/01333/FUL	David Lloyd Leisure Ltd And Urban And Civic Land West Of Nuffield Road St Neots Amendment to red line of the application site and amended suite of plans and documents. Erection of health, fitness and racquets club, including three outdoor tennis courts within an enclosed air dome structure, three outdoor padel courts enclosed within a canopy, indoor and outdoor swimming pools, outdoor multi use court, gym and studio facilities, internal spa facilities and external spa garden, child activity area, lounge and food and drink uses, together with ancillary facilities, car parking, servicing, landscaping and associated works	SUPPORT	Within a sustainable location.
S10	25/00163/HHFUL	Mr Brash 1 Fydell Court St Neots PE19 1UJ Two storey rear extension	SUPPORT	Satisfactory proposal in terms of scale and pattern of development.
S11	25/00118/FUL	Mr Pete McAra Land At 48 Beauchamp Close Eaton Socon Erection of one self-build dwelling	SUPPORT	Minimum impact on neighbours. We consider that the proposal would assimilate itself to the existing part of the town.

Chairperson