



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 11th February 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 an amendment to the following approved minutes:
i) Planning Committee – 14th January 2025 Attachment 1
Members to approve the following minutes as a true and accurate record:
i) Planning Committee – 28th January 2025. Attachment 2
- 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 3
- 6. Appeal Consultation**
To receive and consider appeal consultation:
49 St Neots Road Eaton Ford St Neots (ref 24/00336/FUL) Attachment 4
- 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 28th February 2025.



Planning Committee

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

Absent: Cllrs Maslen, Collins

In Attendance: Town Clerk, Senior Admin Assistant

Minutes of the meeting of the **Planning committee** held on **Tuesday 14th January 2025** at **6.15pm** in the Eatons Community Centre, 18 The Maltings, Eaton Socon, St Neots, PE19 8ES.

093 Apologies for Absence

Apologies were received from Cllrs Maslen and Collins.

094 Declarations of Interest

There were none.

095 Minutes

RESOLVED to approve the minutes of the Planning Committee meeting held on 17th December 2024 as a true and accurate record subject to amending 'revision' to 'provision' and removing the first sentence in the Council's comments to application 23/00727/OUT.

Admin

096 Public Participation

There was one member of the public present who addressed the Council on the following applications;

24/02214/FUL- 17 - 19 Market Square St Neots PE19 2B

New shopfront, signage, air conditioning condenser units and extract ducts

The building to which the signage application relates is in a conservation area and is a key location on the High Street and opposite the Market Square. The application is for a full width sign across the building with aluminium backing. The current signage on the building is made up of individual lettering attached directly to the brickwork. The resident suggested that a more subtle solution would be to apply Greggs signage in a similar way. As part of the conservation area, it is important to protect the High Street and help reverse harmful signage incrementally by addressing when applications come through.

23/00652/REM and 24/80112/COND - Wintringham Park Cambridge Road St Neots

The resident spoke on behalf of St Neots Flood Action Group on the impact water runoff from the development will have on the Henbrook, increase flood risk for the town.

Attenuation ponds will be installed as part of the development; however, these do not become effective until all the buildings and sewage systems are completed. During the build stage large areas of land will be stripped to clay with no drainage, leading to run off of water. The Council should ask for



temporary gripes to be included to catch surface run-off which otherwise increase water levels in The Henbrook. The gripes are a small ditch along the contour line that would help divert water.

097 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.

098 East West Rail Scoping Report Consultation

Members received and considered information from the Planning Inspectorate regarding the East West Rail (EWR) Scoping Report Consultation. It was noted that there was a short response time on the consultation and that it was specific to environmental matters and the scope of detail or matters consultees want to see covered in an Environmental Statement EWR must produce.

Members highlighted that discontinuous electrification is a concern because it will not be applicable to freight trains. Freight trains are diesel and will be emitting fuel. This will clearly have an impact on the environment. Members felt more specific information on the carbon impact of freight trains without electrification of the line should be feedback to the consultation.

099 Development Management Committee

The next meeting of the DMC will be Monday 20th January 2025. There are two items related to St Neots on the agenda.

24/01980/S73 variation of condition 21 (Opening Hours) The Rowley Arts Centre.

23/01507/FUL erection of a Solar Photovoltaic Farm at Abbotsley.

100 Date of Next Meeting

Members noted that the date of the next Planning Committee meeting would be 28th January 2025.

Committee Chair

Schedule of Planning Applications –14th January 2025

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	24/02417/LBC	Mr Mark Taylor 1 Eaton Ford Green Eaton Ford St Neots Full lime mortar repoint and brick restoration to rear of property	SUPPORT	Improves the Property.
The following application/s are in a conservation area				
S2	24/02373/TREE	Mr Robert Lane St Neots Neurological Centre Howitts Lane Proposal: T1 - Beech - Crown Thin by 20%	SUPPORT	No comments.
S3	24/02228/FUL	HW Unique Developments Ltd Land At 516 Great North Road Eaton Ford Erection of two-bedroom barn-style property & associated works	SUPPORT JD abstained	Satisfactory proposal in terms of scale and pattern of development.
S4	24/02214/FUL	Mrs Sara Humphries - Greggs plc 17 - 19 Market Square St Neots PE19 2BQ New shopfront, signage, air conditioning condenser units and extract ducts	SUPPORT	The Town Council supports the application with the condition that any new signage design retains the existing exposed brickwork and features relief lettering in style. The proposal involves alterations to a building that contributes to the character and appearance of the conservation area.
S5	23/00727/OUT	Mr Joel Xavier 37 New Street St Neots PE19 1AJ 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.	SUPPORT	The Town Council support the application with the condition imposed to prevent any additional storey/s being added on the rear projecting single storey element of the building. Within a sustainable location.
S6	24/02323/HHFUL	Mr & Mrs Jason Dixon 4 Furrowfields St Neots PE19 6GU Loft conversion with dormer and rooflight	SUPPORT	Efficient use of site. Improves the property.
S7	24/02141/HHFUL	Mr & Mrs Kitcher 5 Milton Avenue Eaton Ford St Neots Erection of front and rear ground floor extension to dwelling.	SUPPORT DC abstained	Assimilates itself into existing part of the town.

Schedule of Planning Applications –14th January 2025

No.	Reference	Development	SNTC Decision	Notes
S8	24/02322/HHFUL	Rémi Mesnildrey 19 Belland Hill St Neots PE19 6AJ Erection of rear extension, internal alterations and associated works	SUPPORT	Minimum impact on neighbours.
S9	23/00652/REM	Urban and Civic on behalf of Wintringham Partnership LLP Wintringham Park Cambridge Road St Neots 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.	SUPPORT	The Town Council support the application but make the following comments; That the developers include temporary gripes as part of managing and water run-off from the site into Henbrook until the attenuation ponds are effective. That consideration is given to the British Horse Society concerns over suitability of materials used as part of bridleways. That developers are encouraged to engage with the Town Council when design codes for developments of this size come forward.
S10	24/80112/COND	Urban& Civic plc and Wintringham Partners LLP Wintringham Park Cambridge Road St Neots 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.	SUPPORT	The Town Council support the application but make the following comments; That the developers include temporary gripes as part of managing and water run-off from the site into Henbrook until the attenuation ponds are effective. That consideration is given to the British Horse Society concerns over suitability of materials used as part of bridleways. That developers are encouraged to engage with the Town Council when design codes for developments of this size come forward.
S11	24/02359/S73	Mr Adrian Albone 2 Potton Road Eynesbury St Neots Variation of conditions 2 (Approved Plans), 3 (Materials)	SUPPORT	Satisfactory proposal in terms of scale and pattern of development.

Schedule of Planning Applications –14th January 2025

No.	Reference	Development	SNTC Decision	Notes
		and 10 (Highway Improvement Works) of 24/00218/FUL. To regularise the minor amendments to the approved house design		
S12	24/01539/REM	GPS Estates Ltd Land Adjacent and Including 2 Cromwell Road Eynesbury Reserved Matters Application relating to the details of the appearance, landscaping, layout and scale of 20/00896/OUT for no. 83 dwellings.	SUPPORT	Members support the application with the condition that additional visitor parking bays be further considered. The Council feel that there are insufficient visitor bays for demand that homes will give. The Council would like to see the lack of visitor parking addressed.
S13	24/02395/S73	Mr Kyle Crush North East Of 157 Duck Lane St Neots Variation of Condition 2 (Plans) to 21/02494/FUL to accommodate the comments made by Anglian Water	NOTED	
S14	24/02106/HHFUL	Mr Ashley Coe 9 Blackwood Road Eaton Socon St Neots Erection of two storey rear extension to dwelling.	SUPPORT	Efficient use of the site.
S15	24/02303/HHFUL	Ms Lynette Knott 21A Green End Road St Neots PE19 1SE Proposed single storey rear extension with internal alterations	SUPPORT	Satisfactory scale and pattern of development.

Chairperson



Planning Committee

Present: Committee Members
Cllrs Slade (Chairperson) Collins, Dunford, Hitchin, Maslen, Pitt and J Smith

Absent: Cllrs Cooper-Marsh, Terry

In Attendance: Town Clerk, Deputy Town Clerk

Minutes of the meeting of the **Planning committee** held on **Tuesday 28th January 2025** at **6.15pm** in the Eatons Community Centre, 18 The Maltings, Eaton Socon, St Neots, PE19 8ES.

101 RESOLVED to co-opt Cllr J Smith to the Planning Committee for the meeting of 28th January 2025.

102 Apologies for Absence
Apologies were received from Cllr Cooper-Marsh, Terry.

103 Declarations of Interest
There were none.

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

105 Public Participation
There were no members of the public present.

106 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.

107 Street Naming and Numbering
Members received and noted the following address allocations;

Allocation of addressing: 144 new dwellings at Bret Road, St Neots.

- i) 2 – 48 (evens), BRET ROAD, ST NEOTS, PE19 0AJ
- ii) 37 – 59 (odds), FIRETHORN ROAD, ST NEOTS, PE19 0BB
- iii) 1 – 18 (consecutive), ROSEMARY WALK, ST NEOTS, PE19 0DP
- iv) 1 – 91 (odds) & 2 – 86, BERGAMOT WAY, ST NEOTS, PE19 0DQ

108 Development Management Committee
Cllr Pitt reported that there were two items on the last Development Management Committee of reference to St Neots. Cllr Pitt could not participate in discussion having declared an interest due to his role on the Town Council Planning Committee.

The DMC approved a solar farm at land in south Abbotsley and the variation of a condition for gym operation hours in former restaurant units at the Rowley Arts Centre.



109 Date of Next Meeting

Members noted that the date of the next Planning Committee meeting would be 11th February 2025.

Committee Chair

DRAFT

Schedule of Planning Applications – 28th January 2025

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	24/02400/LBC & 24/02399/FUL	Punch Pubs Public House Wagon And Horses 184 Great North Road External alterations to provide fabric stretched tent structure located over the existing outside customer seating area	SUPPORT	Minimum Impact on Neighbours.
The following application/s are in a conservation area				
S2	25/00061/S73	Mr Tom Highland – Highland Group 66 - 76 Cambridge Street St Neots PE19 1PJ Variation of Conditions 2 (Plans), 3 (Materials), 5 (Removal of Container), 11 (No Plant Shop Extension) and 12 (Waste - Details) on 21/02736/FUL to improve forecourt safety by altering the position of the exterior plant and painting of the exterior	SUPPORT	Satisfactory in terms of scale and pattern of development.
S3	25/00094/S73	Mr Lorenzo Lopez Santana 6 Weavers Mews Kym Road Eaton Ford Variation of Condition 2 (Approved Plans) to 24/01138/HHFUL to amend the drawings to show twelve solar panels instead of eight	SUPPORT	Improves the Property. Minimum Impact on Neighbours.
S4	24/02385/REM	GPS Estates Land Adjacent And Including 2 Cromwell Road Eynesbury This application seeks approval of the reserved matters including appearance, landscaping, layout and scale for no. 80 dwellings.	SUPPORT	Members support the application with the condition that additional visitor parking bays be further considered. The Council feel that there are insufficient visitor bays for the demand that homes will give. The Council would like to see the lack of visitor parking addressed.
S5	25/00023/HHFUL	Carolyn Rook 16 Turner Road Eaton Ford St Neots Single storey rear extension and renovate existing store to become a utility space	SUPPORT	Minimum impact on neighbours. Makes efficient use of its site.
S6	25/00024/HHFUL	Oliver & Amy Murphy 5 Kestrel Place St Neots PE19 1TR	SUPPORT	In keeping with locality. Minimum Impact on Neighbours.



Schedule of Planning Applications –28th January 2025

No.	Reference	Development	SNTC Decision	Notes
		Erection of single storey rear extension and part garage conversion including raising roof height		
S7	24/01935/S73	<p>Mr Mark Garrood - Boardcraft Ltd 15 - 16 Howard Road Eaton Socon St Neots Variation of condition 2 (Approved Plan) of 24/00723/FUL to improve efficiency of chimney flue Condition Number(s): Condition 2 Conditions(s) Removal: To improve efficiency of chimney flue We wish to substitute drawing reference: 22418_02_B on the approval letter with a new drawing reference: 22418_02_C.</p>	SUPPORT	Members noted the application and support subject to the approval of HDC Environmental Health Officer.
S8	25/00099/TREE	<p>Mr Colin Busby 34 Duloe Road Eaton Socon St Neots T1 & T2 Limes - Crown lift to a height of 6m, crown thinning depending on the appropriate growth points, to a maximum height reduction of 5m and a width reduction of 2m on each side. T3 & T4 Whitebeam - Crown lift to a height of 3m, crown thinning depending on appropriate growth points, to a maximum of 2m all round. Reshaping and balancing.</p>	SUPPORT	Will have no negative impact on the landscape or character of the wider area

Chairperson

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.		
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		
S3	24/02296/HHFUL	Mr & Mrs Major 190 Manor Gardens Cambridge Street St Neots Erection of ground floor rear/side extension		
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)		
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		
S6	25/00103/HHFUL	Mr D Silk 50 Fox Brook St Neots PE19 6AQ Erection of single storey rear extension		
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		
S8	25/00127/HHFUL	Lydia and Glen McLellan 6 Harland Road St Neots PE19 1HB		

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	<p>David Lloyd Leisure Ltd And Urban And Civic Land West Of Nuffield Road St Neots</p> <p>Amendment to red line of the application site and amended suite of plans and documents.</p> <p>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</p>		
S10	25/00163/HHFUL	<p>Mr Brash</p> <p>1 Fydell Court St Neots PE19 1UJ</p> <p>Two storey rear extension</p>		
S11	25/00118/FUL	<p>Mr Pete McAra</p> <p>Land At 48 Beauchamp Close Eaton Socon</p> <p>Erection of one self build dwelling</p>		

Chairperson



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Chris Robson

Planning Application Ref: 24/00336/FUL
HDC Appeal Ref: 24/00072/REFUSL
Planning Inspectorate Ref: APP/H0520/W/24/3357088

23rd January 2025

Dear Clerk

TOWN AND COUNTRY PLANNING ACT 1990 SECTIONS 78

Proposed Development 49 St Neots Road Eaton Ford St Neots
Erection of a bespoke-designed wheelchair-friendly bungalow
and associated ancillary works

Appellant's name (s): Mr D Coutts

I am writing with respect to an appeal which has been made to the Secretary of State in respect of the above site.

The appeal is against the decision of the Local Planning Authority to refuse planning permission for the development described above.

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector. The appeal will be dealt with by the Inspector under the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2000. Any written comments already made in regard to the original application for planning permission will be forwarded to the Planning Inspectorate and copied to the appellant and will be taken into account by the Inspector in deciding the appeal.

Should you wish to make any comments or withdraw or modify your earlier comments in any way, you can do so online at <https://acp.planninginspectorate.gov.uk>, or write direct to Terry Scott (3D Eagle), Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, within 5 weeks of the appeal start date, which was the 22nd January 2025, quoting the Planning Inspectorate appeal reference number APP/H0520/W/24/3357088. The Planning Inspectorate requires you to send three copies of any written representations you make.

The Planning Inspectorate has introduced an online appeals service which you can use to comment on this appeal. You can find the service through www.planning-inspectorate.gov.uk. Information about data protection and privacy matters is also available on the Planning Portal.

If you wish to view the 'Guide to taking part in planning appeals' see the Planning Inspectorate web site www.planning-inspectorate.gov.uk. If you require any further information regarding this appeal then you can contact the DM Admin team on Tel (01480)388418.



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The appeal documents are available to view on Public Access via the Council's website www.huntingdonshire.gov.uk/planning and on Public Access at our Customer Services Centre (CSC) at Pathfinder House, St Mary's Street, Huntingdon – opening hours 9am to 5pm Monday to Thursday, 9am to 4.30pm Friday.

When made, the decision will be published on Public Access.

Yours faithfully

Development Services
Huntingdonshire District Council