



Planning Committee

Present: **Committee Members**
Cllrs Pitt (Deputy Chairperson), Collins, Dunford and Maslen

Absent: Cllrs Cooper-Marsh, Hitchin, Slade and Terry

In Attendance: Town Clerk, Senior Administration Assistant

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

117 Apologies for Absence

Apologies were received from Cllr Cooper-Marsh, Hitchin, Slade and Terry.

118 Declarations of Interest

There were none.

119 Minutes

RESOLVED to approve the amended minutes of the Planning Committee meeting held on 11th February 2025.

Admin

120 Public Participation

There was one member of the public present who addressed the Council on agenda item 7, reports from Huntingdonshire District Council's Development Management Committee (DMC). The resident explained that as the Council has dual hatted councillors who serve on the Town Council's Planning Committee and on Huntingdonshire District Council's DMC this risks a lack of St Neots representation at District level. Due to the need to avoid pre-determination on applications, a Councillor that votes at Town Council level as part of the planning committee cannot take part in discussion at DMC.

A Member commented that Members who serve on both committees avoid pre-determination by abstaining from voting at Town Council level on applications considered possible to go to DMC. The resident commented that there could be cases where unexpected applications go to DMC if the Town Council and Planning Officer disagree on the application.

The Chairperson commented that the Members of DMC take a wider planning-based view of all applications that come to the committee, whatever ward it may be for. However, there are times when it might be a need for more local knowledge and input.

Members would consider further as part of appointing committees and representatives at the Annual Council Meeting.

121 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.



Members noted an application for 11 Levellers Lane, which neighbours a property leased by the Town Council. The committee did not submit a comment as a consultee due to a conflict of interest as a neighbour but agreed to submit a near neighbour comment.

RESOLVED to submit a near neighbour comment outlining support for the application but highlighting potential concerns of car parking provision and the impact this might have on the Council depot and the flow of council vehicles. The Council trusts that the operator will ensure there are no issues with customer parking or negative impacts on the Council or neighbouring properties.

122 Street Naming and Numbering

The Committee noted the Allocation of addressing at 1 Marston Road which is to be known as 1-6 Cons & 7-8 Marston Business Park, St Neots, PE19 2AZ.

123 Development Management Committee

The Chair informed members that a committee meeting was due to be held on Monday 17th March 2025 and that there were no applications relating to St Neots.

124 Date of Next Meeting

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

Committee Chair

Schedule of Planning Applications – 11th March 2025

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	25/00210/LBC	Mrs Stella Green The Rectory Church Street St Neots Repair work to western boundary wall of The Rectory	SUPPORT	Minimum impact on neighbours. Improves the property.
The following application/s are in a conservation area				
S2	25/00227/TREE	Mr David Cumberland Catholic Church Of St Joseph East Street St Neots T2 Yew - Fell near to ground level - Tree is encroaching neighbours property and neighbour concerned about potential damage. T3 Lime - Re-pollard of 2m - Overhanging neighbours property. T4 Cypress - Cut back branches by 1.5m to suitable growth points - Overhanging neighbours property. T5 Robinia - Remove 2m of new growth back to previous pruning points - Overhanging neighbours property.	SUPPORT	Subject to agreement from HDC arboricultural officer. The Committee would have liked more information to better support this application, however the committee resolved to follow the advice of the appropriate HDC arboricultural officer.
S3	25/00315/TREE	Mobbs - The HML Group Mill View Site School Lane Eaton Socon T2 Weeping Willow: Reduce crown height and spread by 2.5m to reduce the risk of major limb loss.	SUPPORT	
S4	25/00380/HHFUL	Mr Chris Proctor 43 Ackerman Street Eaton Socon St Neots Proposed removal of existing extension and construction of new kitchen extension, internal alterations to create utility and downstairs WC alongside conversion of attic space to provide storage	SUPPORT	Satisfactory proposal in terms of scale and pattern of development. Will have no negative impact on the wider landscape character of the area.
S5	25/00144/HHFUL	Barry and Michelle Dugdale 10 Almond Road St Neots PE19 1DZ Erection of single storey rear extension	SUPPORT	Will have no negative impact on the wider landscape character of the area. Makes efficient use of its site.

Schedule of Planning Applications – 11th March 2025

No.	Reference	Development	SNTC Decision	Notes
S6	25/00345/HHFUL	Mr & Mrs Smith 11 Eaton Close Eaton Ford St Neots Proposed Side infill extension and garage conversion	SUPPORT	Minimum impact on neighbours. Makes efficient use of the site.
S7	25/00308/HHFUL	Mr Tony Leach 10 Romney Court Eaton Ford St Neots Replace existing flat roof to garage with pitched roof	SUPPORT	Will have no negative impact on wider landscape character of the area. Improves the property.
S8	25/00105/FUL	Mr A Sincock 11 Levellers Lane Eynesbury St Neots Change the use of an industrial unit in St Neots (Use Class B) to a learning pool F2	NO COMMENT	No consultee comment submitted due to near neighbour conflict. Near neighbour comment submitted.
S9	25/00321/HHFUL	Mr Jake Harwood 68 Mill Hill Road Eaton Ford St Neots Proposed single storey flat roof extension to the rear	SUPPORT	In keeping with locality. Fits in with local street scene.

Chairperson