

Planning Committee

Present: **Committee Members**
Cllrs Slade (Chairperson), Collins, Dunford, Hitchin, Maslen and Kumar

Absent: Cllrs Cooper-Marsh, Pitt and Terry

In Attendance: Town Clerk, Deputy Town Clerk

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

134 Apologies for Absence

Apologies were received from Cllr Cooper-Marsh, and Pitt.

135 It was proposed, seconded and **RESOLVED** to co-opt Cllr Kumar to the Committee for the meeting of Tuesday 8th April 2025.

136 Declarations of Interest

There were none.

137 Minutes

RESOLVED to approve the amended minutes of the Planning Committee meeting held on 25th March 2025.

Admin

138 Public Participation

There was one member of the public present.

The resident addressed the Council on application S3 25/00596/FUL - Adjacent 31 Luke Street Eynesbury, erection of four dwellings and associated works, as the agent for the application.

It was noted that planning applications for the site had been brought to the committee in the past. The current application sees a reduction in the number of proposed dwellings to four. This is a result of feedback from planning officers, changes in the market and requirements for bio-diversity net-gain. The speaker addressed previous concerns raised around traffic generation, advising that the site has lawful planning use for commercial purposes and that access had been checked with the Highway Authority prior to submitting the application. Existing access road is to be retained and reused. It was commented that the design of the site will be around a central courtyard, with traditional brick and local tile construction methods recognising the heritage of the area.

A member raised a question about an 'off shoot' area of land and whether this would be retained as a garden for one of the properties. It was confirmed that it would be, rather than a shared or communal space.

A Member raised a question around garage space and parking. It was confirmed that the dwellings had parking allocated to within the development and a

central courtyard which would also allow for undesignated parking. Cycle sheds are also included within the development.

Members moved to debate the application as part of the schedule of plans.

139 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.

140 Development Management Committee

The Chair informed members that there would be two applications at the next DMC meeting related to St Neots. The first would be the design code for Wintringham. The second application is on the Great North Road for a new dwelling (App: 24/02228/FUL). The Town Council supported the application, the Local Planning Authority Planning officers have recommended refusal due to the heritage value of the original manor house, with the proposed development impacting the whole of the area. Members discussed the officer's recommendation, the site and the Committee's submission.

RESOLVED that the committee withdraw its comment of support for application 24/02228/FUL based on the recommendations of the Planning Officer and responses from consultees which were not available at the time the Committee considered the application.

141 Date of Next Meeting

Members noted that the date of the next Planning Committee meeting would be 22nd April 2025.

Committee Chair

Schedule of Planning Applications – 8th April 2025

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
The following application/s are in a conservation area				
S1	25/00539/HHFUL	Mr & Mrs Johnnie Howman 10 Pope Road Eynesbury St Neots Erection of single storey flat roof extension to the rear and demolition of existing garage.	SUPPORT	Fits in with the local street scene. We consider the proposal would assimilate itself to the existing part of the town.
S2	25/00614/HHFUL	Joanne Leadbeater 21 St Neots Road Eaton Ford St Neots Two storey side extension and alterations to the ground floor layout	SUPPORT	Satisfactory proposal in terms of scale and pattern of development. The proposal will enhance the character of the conservation area.
S3	25/00596/FUL	AWJ Usher & Sons Ltd Land Adjacent 31 Luke Street Eynesbury Erection of four dwellings and associated works	SUPPORT	In keeping with locality. Minimum impact on neighbours.
S4	25/00134/HHFUL	Ann Chamberlain 44 Lannesbury Crescent St Neots PE19 6AF Installation of air source heat pump	SUPPORT	Makes efficient use of the site. Within a sustainable location.
S5	25/00502/HHFUL	Mr & Mrs Pullen 22 Masefield Avenue Eaton Ford St Neots Single storey rear extension and associated internal alterations including part garage conversion	SUPPORT	Will have no negative impact on the wider landscape character of the area. Makes efficient use of the site.
S6	25/00537/HHFUL	Todor Todorov 1 Dixy Close St Neots PE19 6BA Proposed roof dormer rear and rooflights to front	SUPPORT	Improves the property. Makes efficient use of its site.
S7	25/00584/HHFUL	Tommy Brennan 5 Wordsworth Avenue Eaton Ford St Neots PE19 7RA Two storey front extension	SUPPORT	Improves the property. Makes efficient use of its site.
S8	25/00572/HHFUL	Mr Steve Orr 15 Duloe Road Eaton Socon St Neots Front extension and replacement of bungalow roof to provide first floor accommodation.	SUPPORT	Improves the property. No negative impact on the wider landscape character of the area.
S9	25/00559/HHFUL	Mr & Mrs Andy Wells 96 Longsands Road St Neots PE19 1TW	SUPPORT	In keeping with locality.

Schedule of Planning Applications –8th April 2025

No.	Reference	Development	SNTC Decision	Notes
		Erection of single storey extension to the front/side of dwelling.		Will have no negative impact on the wider landscape character of the area.
S10	25/00606/HHFUL	Mr Patel 20 Beatty Road Eaton Socon, St Neots, PE19 8PT Single storey rear extension	SUPPORT	Improves the property. Makes efficient use of the site.

Chairperson