



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 Abbotsely 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

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	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.	SUPPORT	Members noted the application and support subject to the approval of HDC Environmental Health Officer.
S8	25/00099/TREE	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.	SUPPORT	Will have no negative impact on the landscape or character of the wider area

Chairperson