



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 March 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 the following minutes as a true and accurate record: Attachment 1
i) Planning Committee – 11th February 2025.
- 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 2
- 6. Street Name & Numbering**
Allocation of addressing at: 1 Marston Road Attachment 3
- 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 25th March 2025.



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

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		
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.		
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.		
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		
S5	25/00144/HHFUL	Barry and Michelle Dugdale 10 Almond Road St Neots PE19 1DZ Erection of single storey rear extension		

Agenda Item 5



Attachment 2

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		
S7	25/00308/HHFUL	Mr Tony Leach 10 Romney Court Eaton Ford St Neots Replace existing flat roof to garage with pitched roof		
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		
S9	25/00321/HHFUL	Mr Jake Harwood 68 Mill Hill Road Eaton Ford St Neots Proposed single storey flat roof extension to the rear		

Chairperson

From: [snn](#)
To: [snn](#)
Subject: SNN - allocation of addresses - MFKKSBKC - 1 Marston Road, St Neots
Date: 26 February 2025 11:26:21
Attachments: [image001.png](#)
[MFKKSBKC - PLAN.pdf](#)

Good morning,

Please find below details of the latest Street Naming & Numbering Notification for your information.

Allocation of addressing at: 1 Marston Road, St Neots

To be known

as:

**1-6 CONS & 7-8 MARSTON BUSINESS PARK
ST.NEOTS
PE19 2AZ**

Kind regards

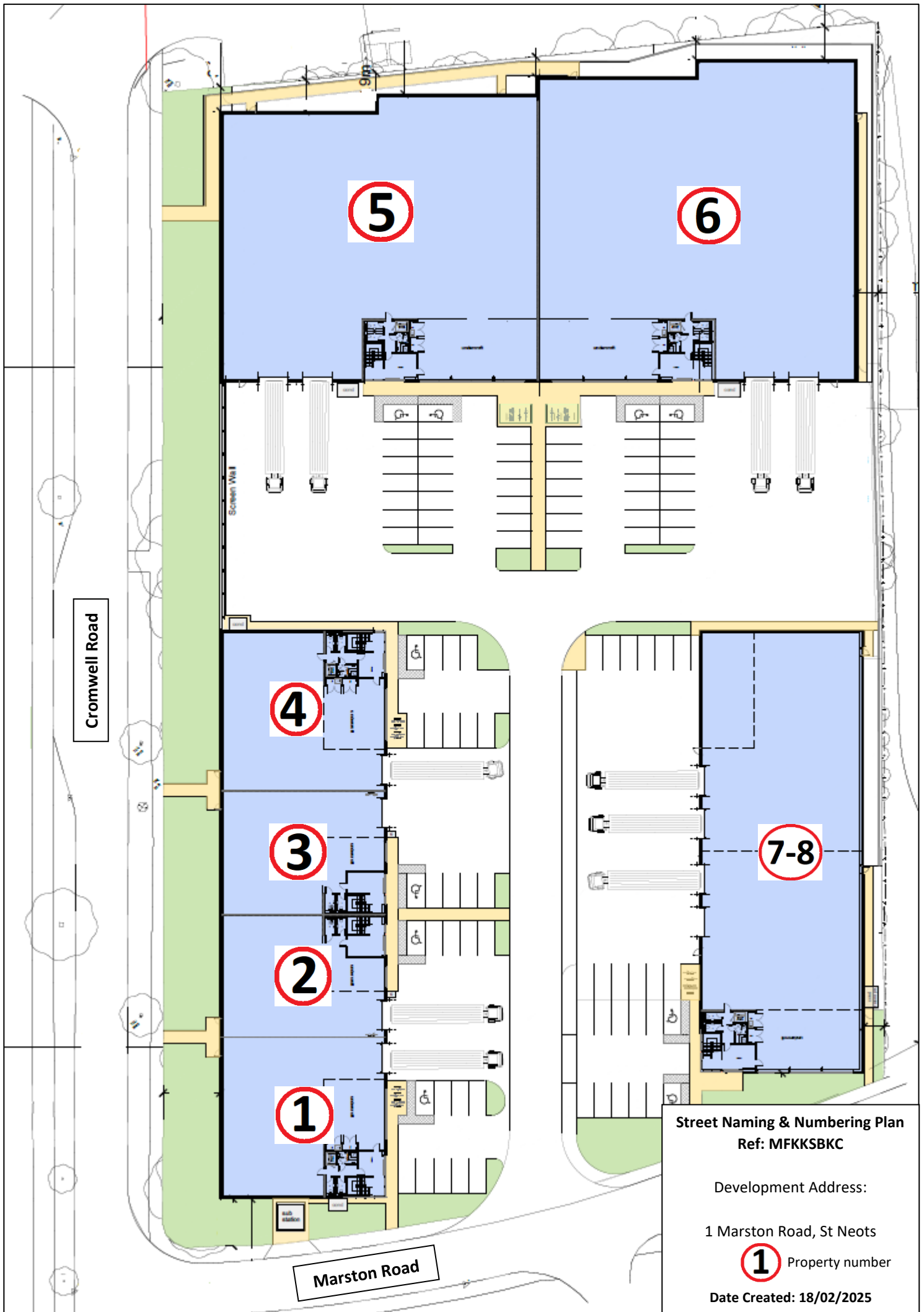
Chris

Christopher Tweed
Addressing Technical Consultancy Officer
(Monday, Tuesday and Wednesday)
Tel: 01223 935 222

3C Shared Services is a strategic partnership between Cambridge City Council, Huntingdonshire District Council and South Cambridgeshire District Council.

We provide next day inspections. For general enquiries and to book a next day inspection visit our website www.3csharedservices.org/.

Or use the LABC Inspection Request app via [Apple](#) and [Android](#).



Street Naming & Numbering Plan
Ref: MFKKSBKC

Development Address:

1 Marston Road, St Neots

1 Property number

Date Created: 18/02/2025



SITE

