

Planning Committee

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

Absent: Cllrs Collins, Cooper-Marsh, and Pitt

In Attendance: Town Clerk, Senior Administration Assistant

Minutes of the meeting of the **Planning committee** held on **Tuesday 25th March 2025** at **6.15pm** in the Eatons Community Centre, 18 The Maltings, Eaton Socon, St Neots, PE19 8ES.

125 Apologies for Absence

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

126 Declarations of Interest

There were none.

127 Minutes

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

Admin

128 Public Participation

There were no members of the public present. A Member informed the committee that he had received written and verbal complaints from residents in relation to the proposed base station installation at Tebbutts Road car park as part of a mobile phone mast proposal. It was noted that the matter, which was on the agenda is not a planning permission matter, but the Council were being asked for comment as part of a consultation by the company. Members agreed to consider residents communications further when considering the matter.

129 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.

130 Pavement Licence Application

Members considered the Huntingdonshire District Council Consultation for a Pavement Licence Application for Shake Hut in St Neots. Member expressed some concern over the positioning of some of the proposed tables on the High Street. Members noted that the Town Council could submit comments on the application.

RESOLVED to submit comments to the Planning Authority that the Council is concerned about the number of tables on the High Street and whether there is sufficient space for tables to be placed while maintaining sufficient highway space for pedestrians.

131 Proposed Base Station Installation at Tebbutts Road Car Park

The Committee considered the proposal from Cornerstone with regards to a proposed base station installation at Tebbutts Road Car Park, Tebbutts Road, St. Neots, Cambridgeshire, PE19 1BG (NGR: 518527, 260487).

Members expressed concern regarding the location of the proposed works, particularly their proximity to residences above Huntingdon Street retail units, along with the proposed removal of hedges and bushes which was contrary to the Town Council's environmental objectives.

It was agreed that the Committee object to the proposal and submit comments to the applicant. Members noted objections received from residents and agreed that these would be included in the Town Council's response to the consultation.

132 Development Management Committee

The Chair informed members that there were no applications for St Neots at the DMC meeting held on 17th March 2025.

An application was deferred due to its location near a chicken farm and the lack of an environmental impact report. The application was not related to St Neots.

133 Date of Next Meeting

Members noted that the date of the next Planning Committee meeting would be 8th April 2025.

Committee Chair

Schedule of Planning Applications –25th March 2025

No.	Reference	Development	SNTC Decision	Notes
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The following application/s are for listed building consent				
S1	24/01497/FUL 24/01498/LBC	Twigden 7 - 9 Market Square, St Neots Change of Use, and partial demolition of former Public House to 9 residential units	OBJECT	<p>The Council has reviewed the planning proposal documents, including consultee comments submitted by Historic Buildings & Places (HB&P), and shares their concerns. In particular, the Council are concerned about the impact of creating flats in the front historic 18th and 19th-century core of the listed buildings. Reference is made to Chapter 16 of the National Planning Policy Framework (NPPF) (2024), which emphasises the importance of preserving heritage assets.</p> <p>Policy Considerations Huntingdonshire District Council Local Plan</p> <p>The proposal does not align with the Huntingdonshire District Council Local Plan, in particular:</p> <ul style="list-style-type: none"> • 8.39: The purpose of this policy is to ensure that development proposals protect and conserve the district's heritage assets and where possible enhance them and their settings. • Policy LP 34: Heritage Assets and their Settings; Conversion, Alteration, or Other Works to a Heritage Asset; Conservation Areas and Archaeology. <p>St Neots Neighbourhood Plan</p> <p>The proposal is inconsistent with the following policies:</p> <ul style="list-style-type: none"> • Policy SS1: Proposals involving alterations to listed buildings or those contributing to the conservation area's character should retain existing facades where appropriate. Residential use above ground floor level is acceptable only if it does not result in the loss of an existing town centre use.

Schedule of Planning Applications –25th March 2025

No.	Reference	Development	SNTC Decision	Notes
				<ul style="list-style-type: none"> • Policy SS2: The re-use of historic buildings within the Town Centre for town centre uses is supported. Any alterations must be sympathetic to the building's historic and architectural significance. • Policy PT2: Development proposals, including residential conversions, must provide adequate parking to meet the needs of residents and visitors. <p>Key Concerns</p> <ol style="list-style-type: none"> 1. Loss of Retail Space: The proposed change of use from retail to residential in a prime retail location on Market Square is concerning. This shift will contribute to the erosion of retail units in the Town Centre, negatively impacting its vitality. 2. Lack of Parking: The development does not provide sufficient parking, which may lead to increased pressure on existing parking facilities. 3. Overdevelopment: The proposed nine dwellings constitute an overdevelopment of the site, potentially leading to substandard living conditions and a negative impact on the listed building and conservation area. <p>Whilst the Council is not opposed to residential development on the site it believes the development of 9 dwellings is over development of the site and the impact of the loss of retail space, which is in a prime location, will have a negative impact on the Town Centre and on listed building and conservation area.</p>

Schedule of Planning Applications –25th March 2025

No.	Reference	Development	SNTC Decision	Notes
				The Council would prefer to see a revised proposal to better align with local and national planning policies, ensuring a balanced approach that safeguards the town's heritage while supporting sustainable development. This would include a reduction in the number of dwellings to provide better quality and size of accommodation along with the retention of retail units on the ground floor.
The following application/s are in a conservation area				
S2	25/00405/TREE	Sandra Mobbs - HML (hmlgroup.com) 1 Garden Court Cemetery Road, St Neots 4m reduction to ash and adjacent oak tree. Preventative maintenance given their proximity to the Garden Court building.	SUPPORT	Subject to the approval of HDC arboricultural officer.
S3	24/02354/TREE	Mobbs Garden Court Cemetery Road, St Neots T1 Sycamore - fell Works to Protected Tree	SUPPORT DT Abstained	Subject to the approval of HDC arboricultural officer.
S4	25/00434/HHFUL	Mr Aaron Murray 116 St Neots Road, Eaton Ford, St Neots, PE19 7AL Proposed conversion of existing garage along with single storey rear extension to rear and erection of single pitched open fronted/sided structure to rear	SUPPORT	Satisfactory proposal in terms of scale and pattern of development. Will have no negative impact on wider landscape character of the area.
S5	25/00443/S73	Mr Andrew Brown Malden House, Bedford Street, St Neots Variation of condition 2 (Plans) of 24/00636/FUL - Renewal of windows, change of material from aluminium to uPVC.	SUPPORT	The proposal will enhance the character of the conservation area. Will have no negative impact on wider landscape character of the area.
S6	25/00439/S73	Mr Andrew Brown Maddison House, Bedford Street St Neots Variation of condition 2 (Plans) to change the windows for 24/00637/FUL	SUPPORT	The proposal will enhance the character of the conservation area. Will have no negative impact on wider landscape character of the area.

Schedule of Planning Applications –25th March 2025

No.	Reference	Development	SNTC Decision	Notes
S7	25/00454/HHFUL	Mr & Mrs Fisher 26 Beauchamp Close, Eaton Socon, St Neots Proposed two storey side/rear extension and ground floor front extension	SUPPORT RS Abstained	Satisfactory proposal in in terms of scale and pattern. Will have no negative impact on wider landscape character of the area.
S8	24/01541/FUL	Land Between Manor Grove And Cromwell Road Eynesbury Works to public footpaths 2 and 23 through the site and creation of a bituminous bridleway with soft landscaping	SUPPORT	In keeping with the locality. Satisfactory proposal in in terms of scale and pattern.
S9	24/01539/REM	DLP Planning 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.	Deferred	Officers waiting for the requested clarification from HDC Case Officer regarding a query for this and application 24/02385/REM.
S10	24/02385/REM	Land Adjacent And Including 2 Cromwell Road Eynesbury Reserved matters including appearance, landscaping, layout, and scale for 80no. dwellings.	Deferred	Officers waiting for the requested clarification from HDC Case Officer regarding a query for this and application 24/01539/REM.

Chairperson