Schedule of Planning Applications –10th November 2026

No.	Reference	Development	SNTC Decision	Comments
The following application/s are for listed building consent				
S1	**26/01958/LBC & 26/01957/HHFUL**	**Mr Gino Melanie** **253 Great North Rd Eaton Socon St Neots** Ground floor rear extension	**SUPPORT**	Subject to approval by the conservation/heritage officer.
S2	**26/01954/LBC & 26/01813/FUL**	**Mr Mark Evans** **Oscar's 40 High Street St Neots** Change of use of the first floor from office accommodation (Use Class E) to form two self-contained residential flats (Use Class C3), including associated internal alterations.	**SUPPORT**	Members support the proposed change of use and welcome the retention of the ground floor retail unit. The proposal accords with Policy SS1 of the St Neots Neighbourhood Plan 2014-2029, which supports residential use above ground floor level where there is no loss of an existing town centre use.
The following application/s are in a conservation area				
S3	**26/01563/FUL**	**Nr Keith Wilkinson** **Metropolitan Thames Valley Housing Pulleyn Court Tebbutts Road St Neots PE19 1RQ** Replacement of existing front and rear entrance doors with steel entrance doors.	**SUPPORT**	Improves the security of the building.
S4	**26/01910/FUL**	**Ms Kyriaki Papadopoulou - STEKI INVESTMENTS LIMITED** **5 - 7 High Street St Neots PE19 1DE** Alterations to the existing shopfront, including subdivision of existing commercial unit to form three independent commercial units, and associated access improvements to the ground floor commercial unit	**SUPPORT**	Members support the proposal, which retains the existing town centre use and supports High Street vitality. In accordance with Policy SS1 of the St Neots Neighbourhood Plan 2014-2029, existing façades should be retained where appropriate, and any future signage should be subject to Conservation/Heritage Officer approval.
S5	**26/01989/TREE**	**Mr Michael Cullis** **The Spinney 98A Great North Road Eaton Socon** Remove Oak dead branches and reduce 2x Poplars height by 4m	**NO OBJECTION**	Subject to approval from the arboricultural officer.
S6	**26/02033/TREE**	**Mr Peter Bradford - Pightle Millennium Green Trust** **Land At Eastern Corner Of Peppercorn Lane Eaton Socon** Removal of overextended branch	**NO OBJECTION**	Subject to approval from the arboricultural officer.

Schedule of Planning Applications –10th November 2026

No.	Reference	Development	SNTC Decision	Comments
All other application/s				
S7	**26/01246/REM**	**Miss Isabelle Impey - Allison Homes Ltd Phase 2 Parcel 2 Wintringham Park Cambridge Road** Reserved Matters application for the erection of 138 dwellings and all ancillary works, associated infrastructure and engineering works (Parcel 2, Key Phase 2) (17/02308/OUT)	**SUPPORT**	Drainage Strategy & Water Compliance Statement – unable to download 27.10.26 The Council express its concerns that there is a lack of sufficient parking provision, including for visitors which will lead to anti-social parking behaviour.
S8	**26/01982/TREE**	**Mr Kevin Partt** **365 Great North Road Eaton Ford St Neots** Crown reduce 2x Beech trees by 2m all over and Lime by 1m	**NO OBJECTION**	Subject to approval from the arboricultural officer
S9	**26/01909/FUL**	**Mr Ben Copestake - Places for People Parking Area Countess Close Eaton Socon** Part demolition and repairs of walkway wall between Queens Court and Countess Close, and erection of timber fencing to replace the wall above the retaining section	**SUPPORT**	No comment

Chairperson