Schedule of Planning Applications – 12th August 2025

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	25/01392/LBC	**Pure Gym Ltd** **57 High Street, St Neots, PE19 1JG** 3x illuminated fascia signs to front, side and rear elevations, vinyl signage to front and side elevations and installation of 5x poster cases to side and rear elevations.	**SUPPORT**	Members support the application however they concur with the Conservation Officer's concerns relating to the vinyl signage proposal across the entire High Street elevations Members support the recommendation that this aspect of the proposal should be deleted from the application.
The following application/s are in a conservation area				
S2	25/01190/FUL	**St Neots Town Council** **Steve Van De Kerkhove Community Centre, Cemetery Road, St Neots** Installation of 2No. AC units to the roof.	**NOTED**	As the applicant, the Council makes no formal comment in its role as a statutory consultee.
S3	25/01343/HHFUL	**Mr & Mrs Black** **Berkley Cottage, 5 Berkley Street Eynesbury** Demolition of part of the existing store and WC extension, removal of chimney, erection of new single storey rear extension, and alterations to rear fenestration.	**SUPPORT**	Makes efficient use of its site. Within a sustainable location.
S4	25/01383/S73	**Mr Neil McGeoch – Burglas Ltd** **25 - 27 Market Square, St Neots PE19 2AR** Variation of condition 4 (use) of 24/02021/FUL to allow any use within Use Class E.	**SUPPORT**	Improves the property. Makes efficient use of its site.
S5	25/01189/FUL	**St Neots Town Council** **Gatelodge Cemetery Road, St Neots** Installation of 3x AC units (air-to-air source heat pumps).	**NOTED**	As the applicant, the Council makes no formal comment in its role as a statutory consultee.
S6	25/01350/TREE	**Mrs Vanessa Saunders** **Osier Holt Hardwick Road, Eynesbury** Pollarding of 1No. Willow tree (G2) (Land off Coneygeare, Eynesbury, St. Neots) Tree Preservation Order 15/97.	**SUPPORT**	Subject to approval of HDC Tree Officer. Works to be carried out accordance with best arboricultural practice.
S7	25/01464/TREE	**Ms S Mobbs** **The White House St Neots Road Eaton Ford** T5 Wellingtonia - raise crown to 3.5m and remove broken lodged limb	**SUPPORT**	Subject to approval of HDC Tree Officer. Works to be carried out accordance with best arboricultural practice.
S8	25/01321/HHFUL	**Miss Caitlin Noonan** **97 Great North Road Eaton Socon, St Neots** Proposed two storey extension to the side/rear.	**SUPPORT**	Makes efficient use of the site. Improves the property.

Schedule of Planning Applications – 12th August 2025

No.	Reference	Development	SNTC Decision	Notes
S9	**25/00946/HHFUL**	**Mr Krzysztof Debowski** **134 Duck Lane, St Neots, PE19 2EQ** Installation of a dropped kerb	**SUPPORT**	Members noted the consultee comment from CCC Highways that the highway works proposed will necessitate the completion of a Section 184 Highway Works Agreement between the developer and the LHA prior to commencement. In keeping with locality. Improves the property.
S10	**25/01238/FUL**	**Mr Buchanan** **2 Queens Court, Eaton Socon, St Neots** Erection of 2No. Dwellings and associated works.	**SUPPORT**	In keeping with locality. Improves the property.
S11	**25/01365/HHFUL**	**Mr Tom Errington** **64 Lannesbury Crescent St Neots** **PE19 6AF** Erection of single storey rear extension.	**SUPPORT**	Improves the property.
S12	**25/01432/HHFUL**	**Ms Jessie Saywell** **81 Hardwick Road Eynesbury** Demolition of existing single storey structures. Construction of two and single storey extension and associated works.	**SUPPORT**	Improves the property. Members consider that the proposal would assimilate itself to the existing part of the town.

Chairperson