Schedule of Planning Applications – 30th September 2025

No.	Reference	Development	SNTC Decision	Notes
The following application/s are for listed building consent				
S1	25/01684/HHFUL & 25/01685/LBC	**Ms Nadine Goldsworthy - Admiral Homespace** **2 Ackerman Street Eaton Socon St Neots** Removal of existing uPVC conservatory and replacement with aluminium conservatory. Removal of two windows, enlargement of opening to form single opening to receive patio doors with fixed side lights. Removal of existing external door, including infilling of opening.	**SUPPORT**	In keeping with locality. Minimum impact on neighbours.
S2	25/01755/LBC	**Nationwide Building Society** **5 Market Square St Neots PE19 2AR** Listed Building Consent for partial demolition of existing (modern) internal partition walls and rebuilding, installation of 2No. new closed counters & redecoration of banking hall.	**SUPPORT**	In keeping with locality. Improves the property.
S3	25/01713/LBC & 25/01712/FUL	**OTAA St Neots Property Ltd** **44 Huntingdon Street St Neots PE19 1DU** Conversion of existing building into 7 residential units and erection of 2 bungalows with associated landscaping and drainage works.	**SUPPORT**	We consider the proposal would assimilate itself to the existing part of the town. Makes efficient use of its site.
The following application/s are in a conservation area				
S4	25/01691/HHFUL	**Mr Harrasi** **66A Berkley Street Eynesbury St Neots** Erection of front porch and re-surface existing driveway.	**SUPPORT**	The proposal will enhance the character of the conservation area. Will have no negative impact on the wider landscape character of the area.
S5	25/01274/FUL	**Mr Paul Goldstraw** **Eaton Ford Methodist Church St Neots Road Eaton Ford** Proposed conversion of Methodist Chapel to 3 bed dwelling.	**SUPPORT**	We consider the proposal would assimilate itself to the existing part of the town. Will have no negative impact on the wider landscape character of the area.
S6	25/01644/S73	**Churchill Living Ltd** **26 Cambridge Street St Neots PE19 1JN** Variation of conditions 2 (approved plans) and 8 (programme of archaeological work) of 23/01996/FUL (appeal reference APP/H0520/W/24/3346983) Redevelopment for retirement living accommodation comprising 57 apartments, 16 cottages, including communal facilities, access, car parking,	**SUPPORT**	Satisfactory proposal in terms of scale and pattern of development. Will have no negative impact on the wider landscape character of the area.

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		landscaping and associated works.		
S7	**25/01627/HHFUL**	**Mr Robin Shepherd** **118 St Neots Road Eaton Ford St Neots** Erection of single storey front and rear extension, two storey infill rear extensions and render to elevations.	**SUPPORT**	Improves the property. Within a sustainable location.
S8	**25/01663/HHFUL**	**Mr Kyle Chesterman** **27 Rowley Road St Neots PE19 1UF** Demolition of existing conservatory and erection of rear extension.	**SUPPORT**	Within a sustainable location. Will have no negative impact on the wider landscape character of the area.
S9	**25/00515/HHFUL**	**Mr Vince Fowles** **30 Caernarvon Road Eynesbury St Neots** Retrospective outdoor wooden gazebo with roof.	**NOTED**	The Council had concerns that the gazebo appears overbearing and is located close to adjacent properties. The Council did not feel able to make a resolution on supporting or objecting to the gazebo based on the images and information available and as such resolved to accept the HDC Planning/Enforcement Officer decision.
S10	**25/01694/OUT**	**Bloor Homes Ltd c/o Agent - Marrons** **Land Adjacent St Neots Reservoir Priory Hill Road St Neots** Outline planning application for the erection of up to 600 dwellings including 40% affordable, a community hub site including car parking and mobility hub; public open space including green and blue infrastructure, incorporating footpaths, cycle ways, land for allotments, biodiversity improvements and habitat creation; associated drainage and landscaping including new and existing trees and hedgerows, junction improvements to Mill Lane/Priory Hill/ Huntingdon Road, utilities and other infrastructure. All matters reserved except for means of vehicular access.	**OBJECT** Cllr Slade and Cooper-Marsh abstained	The site is not suitable for development. **Sewage and Wastewater Infrastructure** • Existing network is under pressure. • No clear plan to manage additional demand from this proposed development and the 4,000+ other homes recently built/approved. • Risks pollution, overflows, and service failures. **Healthcare Provision** • St Neots already struggles with GP and NHS dental access. • No firm commitments to new services. • 600 new households will worsen pressure on overstretched infrastructure. • Conflicts with LP4, LP25 and NPPF para 57.

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				Traffic and Roads • Existing congestion at Priory Hill, Mill Lane/Huntingdon Road roundabouts, Little Paxton bridge, and A1 southbound junction. • Priory Park's regular use for football and other activities already contributes to traffic issues. • Developer's proposed changes lack evidence of effectiveness. • Hundreds of extra daily car journeys will worsen congestion. • Breaches LP17 and NPPF para 111.
S11	**25/01788/HHFUL**	**Jenna Fellows** **69 Bargroves Avenue St Neots PE19 6BH** Garage conversion with the addition of bi folds on the south elevation.	**SUPPORTED**	Will have no negative impact on the wider landscape character of the area.

Chairperson