Schedule of Planning Applications –25th March 2025

No.	Reference	Development	SNTC Decision	Notes
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**	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. **Policy Considerations** **Huntingdonshire District Council Local Plan** The proposal does not align with the Huntingdonshire District Council Local Plan, in particular: • **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. **St Neots Neighbourhood Plan** The proposal is inconsistent with the following policies: • **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.

No.	Reference	Development	SNTC Decision	Notes
				• **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. **Key Concerns** 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. 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.

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.

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