



A meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** will be held in **THE CIVIC SUITE (LANCASTER/STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN** on **MONDAY, 14 APRIL 2025** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

AGENDA

PLEASE NOTE THE ORDER OF THE AGENDA MAY CHANGE

APOLOGIES

1. MINUTES (Pages 5 - 8)

To approve as a correct record the Minutes of the meeting held on 17th March 2025.

2. MEMBERS' INTERESTS

To receive from Members declarations as to disclosable pecuniary, other registerable and non-registerable interests in relation to any Agenda item. See Notes below.

3. DEVELOPMENT MANAGEMENT - OTHER APPLICATIONS

To consider reports by the Planning Service Manager (Development Management).

(a) St Neots - 24/80112/COND (Pages 9 - 56)

Details pursuant to Condition 8 attached to planning permission 17/02308/OUT for Tier 2 approval of Key Phase 2 framework comprising Boundary Plan, Design Code, Regulatory Plan, Foul and Surface Water Management Strategy and Ecological Management Plan, together with supporting information - Wintringham Park, Cambridge Road, St Neots.

(b) Abbotsley - 24/00295/FUL (Pages 57 - 92)

Installation and operation of a renewable energy generation and storage station comprising ground-mounted photovoltaic solar arrays together with battery storage containers, inverter/transformer units, control house, substations, onsite grid

connection equipment, storage containers, site access, access gates, internal access tracks, security measures, other ancillary infrastructure, landscaping and biodiversity enhancement - Land at North Weald Farm, Croxton, St Neots.

4. DEVELOPMENT MANAGEMENT - DEFERRED ITEM

To consider a report by the Planning Service Manager (Development Management).

(a) Holywell-cum-Needingworth - 23/01002/OUT (Pages 93 - 136)

Proposed development of up to affordable 30 dwellings to include public open space, landscaping, access and associated works. Approval sought for Access to Overcote Lane only at this stage with Layout, Landscaping, Scale and Appearance as reserved matters. - Land North of Lodel Farm, Overcote Lane, Needingworth.

5. APPLICATION REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

To consider a report by the Planning Service Manager (Development Management).

(a) St Neots - 24/02228/FUL (Pages 137 - 172)

Erection of two-bedroom barn-style property & associated works - Land at 516 Great North Road Eaton Ford.

6. APPEAL DECISIONS (Pages 173 - 174)

To consider a report by the Planning Service Manager (Development Management).

LATE REPRESENTATIONS

2 day of April 2025

Michelle Sacks

Chief Executive and Head of Paid Service

Disclosable Pecuniary Interests and other Registrable and Non-Registrable Interests

Further information on [Disclosable Pecuniary Interests and other Registrable and Non-Registrable Interests is available in the Council's Constitution](#)

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Please contact Anthony Roberts, Democratic Services, Tel: 01480 388015 / email Anthony.Roberts@huntingdonshire.gov.uk if you have a general query on any Agenda Item, wish to tender your apologies for absence from the meeting, or would like information on any decision taken by the Committee.

Specific enquiries with regard to items on the Agenda should be directed towards the Contact Officer.

Members of the public are welcome to attend this meeting as observers except during consideration of confidential or exempt items of business.

Agenda and enclosures can be viewed on the [District Council's website](#).

Emergency Procedure

In the event of the fire alarm being sounded and on the instruction of the Meeting Administrator, all attendees are requested to vacate the building via the closest emergency exit.