



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, 21 JULY 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 16th June 2025.

2. MEMBERS' INTERESTS (Pages 9 - 12)

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 - SECTION 106 AGREEMENTS

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

(a) Houghton and Wyton - 23/00627/OUT (Pages 13 - 302)

Outline planning permission with all matters reserved for the construction of up to 120 homes (Use Class C3) with associated public open space, landscaping, play areas, surface water attenuation, roads, car parking, pedestrian and cycle routes, utility infrastructure and associated works - Land Between Houghton Grange And The How, Houghton Road, Houghton.

4. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

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

(a) 24/00883/FUL - Stow Longa, Catworth, Spaldwick and Kimbolton & Stonely (Pages 303 - 364)

Construction of a Solar Farm and Battery Energy Storage System (BESS) together with all associated work, equipment and necessary infrastructure, including a substation and underground cable to provide a connection to the grid - Solar Farm, Rookery Farm, Kimbolton Road.

(b) St Neots - 24/01497/FUL (Pages 365 - 396)

Change of Use, and partial demolition of former Public House to 9 residential units - 7 - 9 Market Square, St Neots.

(c) St Neots - 24/01498/LBC (Pages 397 - 418)

Change of Use, and partial demolition of former Public House to 9 residential units - 7 - 9 Market Square, St Neots.

5. APPEAL DECISIONS (Pages 419 - 420)

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

LATE REPRESENTATIONS

9 day of July 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 Registerable and Non-Registerable 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.