

Huntingdonshire

DISTRICT COUNCIL

Pathfinder House St Mary's Street Huntingdon PE29 3TN

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

ANNEX

Application Number: 0403101OUT Case Officer Jennie Parsons
Proposal: Residential development (1.3 hectares)
Location: Land Off Bydand Lane And Rear Of Park Crescent Little Paxton
Observations of LITTLE PAXTON Town/Parish Council.

Please ✓ box as appropriate

Doc1820

Recommend **approval** because(please give relevant planning reasons in space below)

*

Recommend **refusal** because...(please give relevant planning reasons in space below)

* Please see the attached letter reference Doc1821.doc dated 22 October 2004.

No observations either in favour or against the proposal

.....Clerk to LITTLE PAXTON Town/Parish Council.

Date : 22 October 2004.

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Tel 01480 388388 Fax 01480 388099

mail@huntsdc.gov.uk www.huntsdc.gov.uk

PLANNING SERVICES

dcparrish.rtf

PLANNING SERVICES
22 OCT 2004
JP
M23111

LITTLE PAXTON PARISH COUNCIL.

(Clerk of the Council, Mr J.Coupe, 1, Hall Close, Little Paxton, St Neots, Cambs. PE19 6QS)
(Telephone, 01480 474850.) (e-mail, littlepaxton@hotmail.com)

Doc1821.doc

Huntingdonshire District Council.
Planning Department.
Pathfinder House.
St Mary's Street.
Huntingdon.
Cambs.
PE29 3 TN.

22 October 2004.

Attention, Mrs. Jennie Parsons.

Dear Mrs. Parsons.

Planning Application 0403101OUT.
Proposal. Residential development (1.3 hectares)
Location. Land off Bydand Lane, Little Paxton.

The Parish Council's response and comments remain the same as those stated within our letter dated 25 May 2004 when the planning application was issued under reference 0401156OUT. The comments are as follows.

Little Paxton Parish Council recommends the refusal of the above outline planning application for the following reasons.

1. We believe the proposed development is in contravention of the Huntingdonshire Local Plan, Deposit Plan 1998, adopted in 2002 where settlement strategy STR5 identifies Little Paxton as a Group Village. Paragraph 1.12 states that new proposals for estates coming forward on previously unidentified sites will not be acceptable in Group villages other than in exceptional circumstances. These are not exceptional circumstances.
2. The development proposal comprises up to 43 dwellings. This is in contravention of Settlement Strategy STR2 as the site is within the environmental limits of the village where no more than 15 dwellings in a planned entity are permitted.
3. The site is claimed to be a 'brownfield' site by the applicant but it is not identified in the adopted plan neither does it have planning permission for housing. It is an industrial site and is far from being vacant or derelict and currently employs over 200 persons. Should the site be approved for housing development, employment within Little Paxton will be seriously diminished with the subsequent effect on residents currently employed at this site either having to look for work away from the village, relocate or travel further to work with the subsequent increase in the use of private cars.

REPT	OPERATIONAL SERVICES*	TL
PPD	MANAGEMENT	ACT
DCM	25 OCT 2004	CC
BCM		CSF
OM		

4. The proposed site entrance / exit at Park Crescent will generate a volume of traffic and activity, which would be prejudicial to the environment and present character of the area. It will also cause severe problems to the detriment of existing residents affecting their privacy and amenity in this relatively secluded low-density area.

5. All of the existing properties in Park Crescent and Park Avenue are single level bungalows, the proposal will therefore, by reason of its close relationship to the surrounding properties give rise to a cramped form of development to the detriment of the visual amenities of the locality, and the privacy and amenity of the adjoining properties.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Jack Coupe', written in a cursive style.

Jack Coupe.
Parish Clerk



Legend
 [Thick black outline] DC Panel Sites

Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office (C) Crown Copyright
 Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings

Scale: 1:2500

Huntingdonshire
 district council

Parish: Little Paxton



Proposed Development

