Huntingdonshire

Pathlinder House St Mary's Street Huntingdon PE29 3TN

Head of Planning Services		
Pathfinder House	*	
St. Mary's Street	× .	
Huntingdon DE 30 3TN		
Cambridgeshire PE 29 3TN		
Lastrain Control Control	officer Jannia Darrons	
Application Number: 04031010UT Case 0	omicer Jennie Parsons	
Proposal: Residential development (1.3	hectares)	
Location: Land Off Bydand Lane And Re	ear OfPark CrescentLittle P	axton
Observations of LITTLE PAXTON Town/	Parish Council.	
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Recommend approval because	(please give relevant plant	ing reasons in space below,
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Recommend refusal because(please give relevant planning	reasons in space below)
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* Please see the attached letter i	reference Doc1821.doc dated	1 22 October 2004.
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No observations either in favour of	or against the proposal	
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Clerk to LIT	TTLE PAXTON Town/Parish	Council.
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Date : 22 October 2004.		
Date .		
Failure to return this form within the time	indicated will be taken as a	an indication that the Town or
Parish Council do not express any opinior	either for or against the app	lication
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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.

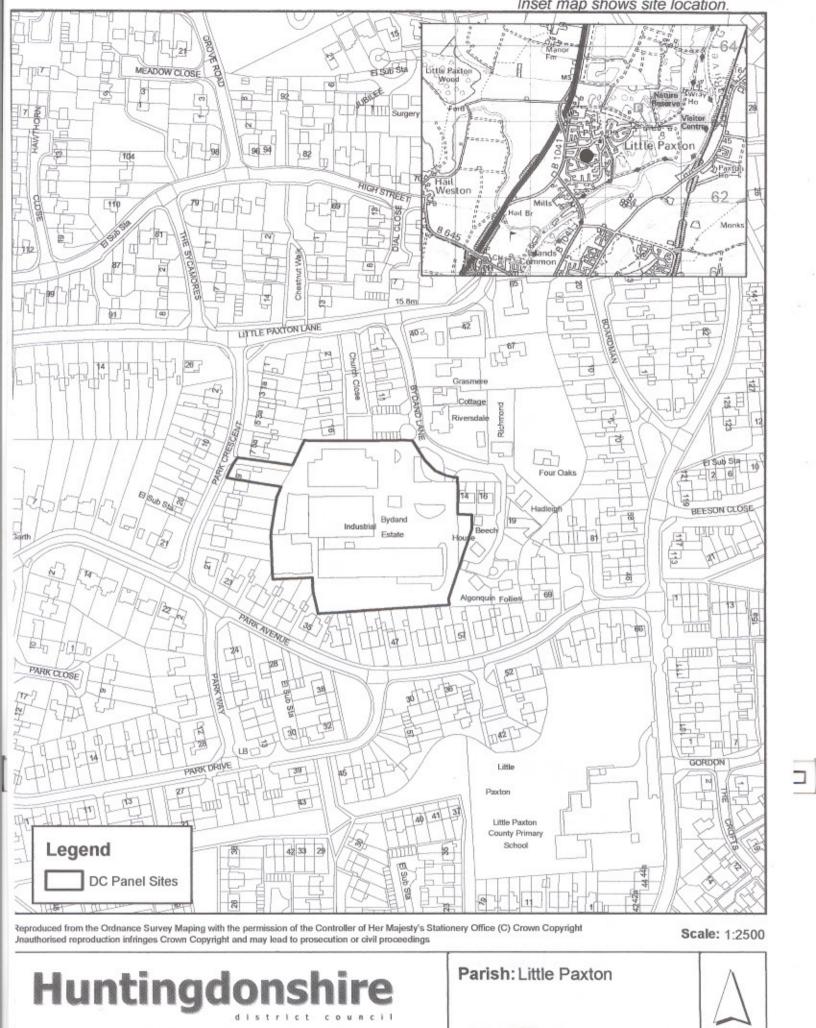
- We believe the proposed development is in contravention of the Huntingdonshire Local Plan, Deposit Plan 1998, adopted in 2002 where settlement strategy STR5 identifies Little Paxton as a Group Village. Paragraph 1.12 states that new proposals for estates coming forward on previously unidentified sites 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.

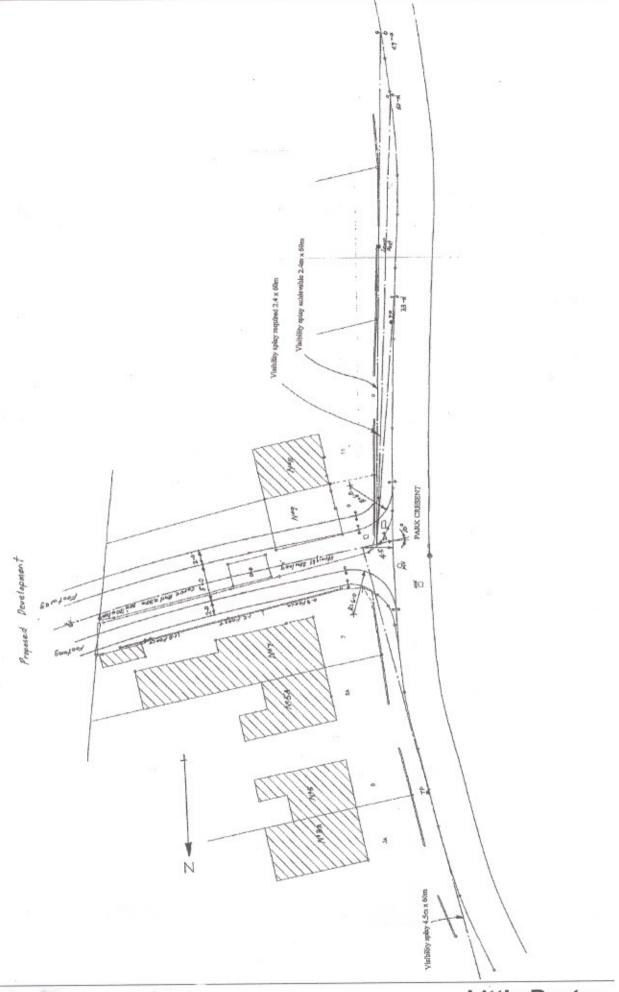


- 4. The proposed site entrance / exit at Park Crescent will generate a volume of traffic and activity, which would be prejudicial to the environment and present character of the area. It will also cause severe problems to the detriment of existing residents affecting their privacy and amenity in this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

Jack Coupe. Parish Clerk





Little Paxton