From: phil.himbury@btinternet.com <phil.himbury@btinternet.com>
Sent: 06 July 2025 16:57:27 UTC+01:00
To: "Robyn Kerrigan" <Robyn.Kerrigan@huntingdonshire.gov.uk>; "DMAdmin" <Development.ManagementAdmin@huntingdonshire.gov.uk>
Subject: RE: Planning Permission Consultation - October House 177 High Street Yelling (ref 25/01073/HHFUL)

For the attention of Robyn Kerrigan

Dear Ms Kerrigan,

I refer to the undernoted email.

Yelling Parish Council has now met to consider the above application which is a retrospective application for the retention of a two-bay cart lodge at the property, construction of which has already been completed.

The Parish Council notes that:

(a) Paragraph 2 of the December 2024 iteration of the National Planning Policy Framework stipulates that "planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise";

(b) The Heritage, Design & Access Statement submitted in support of the application contends that the relevant planning policies in this case which contained in the Huntingdonshire Local Plan 2036 are LP11, Design Context, LP12, Design Implementation, LP14, Amenity and LP34, Heritage Assets and their Setting;

and accordingly recommends approval as:

i. The scale and materials used in the construction of the lodge are considered sympathetic in design to the main property at the site;
ii. The construction, although sited close to the front and side boundaries of the plot, does not materially change the view of the property from the public highway;
iii. There are no changes to access to the public highway from the property;
iv. other than as mentioned under (i) and (ii) above, there do not appear to be any significant adverse impacts to the residential amenity of neighbouring properties nor to the Yelling Conservation Area generally;
v. the siting of the lodge at the western edge of the plot is at the most remote location possible to the setting of the grade II listed barn at Friends Farm House to the east and any potential impacts to the barn are not considered significant;
vi. there do not appear to be any other material considerations to suggest that the proposal is unacceptable.

Please let me know if you have any questions.

Kind regards

Yours sincerely

Phil Himbury
Clerk
Yelling Parish Council

From: Dmadmin@huntingdonshire.gov.uk <Dmadmin@huntingdonshire.gov.uk>
Sent: 17 June 2025 11:12
To: phil.himbury@btinternet.com
Subject: RE: Planning Permission Consultation - October House 177 High Street Yelling (ref 25/01073/HHFUL)

Dear Parish Clerk,

Please find correspondence from Development Management at Huntingdonshire District Council
attached to this email in relation to the following application for planning permission.

Proposal: Retention of a two bay cart lodge

Site Address: October House 177 High Street Yelling

Reference: 25/01073/HHFUL

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Development Management
Huntingdonshire District Council

T: 01480 388388
E: dmadmin@huntingdonshire.gov.uk

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