From: DevelopmentControl
To: DevelopmentControl
Subject: Comments for Planning Application 25/00204/HHFUL
Date: 28 February 2025 12:16:04

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 28/02/2025 12:16 PM from [redacted]

Application Summary

Address:	22 Scotts Crescent Hilton Huntingdon PE28 9PG
Proposal:	Erection of a rear extension
Case Officer:	Josh France

Click for further information

Customer Details

Name:	[redacted]
Email:	[redacted]
Address:	Cookes Cottage High Street Hilton Huntingdon

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Background to objection Some of the comments in the design and access statement are misleading and inaccurate - eg, Cooke's Cottage is clearly not hidden behind a garage, the only obstruction between it and the development site is the 2 metre fence. Similar inaccuracies occur in the applicant responses to the Biodiversity Checklist - eg, the proposed extension site is no more than 150 yards from three large ponds to the west, east and south. There are numerous waterbodies throughout the village. In keeping with the Hilton Visual Design Statement aspiration of 'enabling the countryside to extend into the village' there is a considerable amount of greenspace and natural vegetation within the properties east of and immediately adjacent to the proposed development site. It is therefore unsurprising that a good range of biodiversity occurs here. As a partial illustration of the range of species found on my property alone (separated from neighbouring properties only by a wooden fence): - great crested newts (adults and juveniles) are found each year over-wintering and foraging along with smooth newts, common frog and toads; 17 species of butterfly have been recorded over the past decade; stag beetle (UK's largest beetle) adults and larvae have been identified at two locations in the garden; bat species are present and encouraged with bat boxes at two neighbouring properties; hedgehogs frequent all three adjacent properties to the east of the development site; badgers forage next door at Hilton Hall and generally in the neighbourhood; native birds number 49 recorded species thus far plus owl pellets can be found on tree stumps and posts; there is a row of veteran hawthorn trees (the last remnant of a much longer N/S orientated row) immediately adjacent to the proposed development site within my western boundary and which provides valuable habitat for birds including over-wintering Schedule 1 species, redwing and fieldfare. In contrast, activities lately at 22 Scotts Crescent suggest measures are being taken to actively discourage any form of wildlife including:- the felling of two healthy trees (with stumps ground out) prior to the submission of the planning

application; suspending compact discs from trees and shrubs (see applicant's own photograph) to scare off birds and attaching a double row of electric white lights around the entire perimeter fence at the rear so that the applicant's garden is fully illuminated throughout the evenings (see image attached) but also obviously affects the neighbouring gardens; of most concern, the row of veteran hawthorn trees on my property is lit up from base to crown.
The Objection
The basis of the objection centres on the Material Considerations of visual intrusion/disturbance; the effect on existing tree cover; adverse impact on nature conservation interest and biodiversity opportunities; and light pollution.
While light pollution has a very negative impact on communities of living organisms (plants, invertebrates, mammals and birds (especially nocturnal species), there is also the nuisance factor caused to neighbouring properties although Cooke's Cottage is likely to be the most impacted by the proposed development. The proposed largely glazed extension would add considerably to the negative impact of light pollution even excepting the garden illuminations. The proposed extension and ensuing patio would also facilitate areas for socialising/disturbance further south and alongside the gable end of Cooke's Cottage (the small scale plans do not represent an accurate picture) where only a garden area exists at present. The western extension of Cooke's Cottage includes a bedroom, at ground level, used by small children.

View of 22 Scott's Crescent from Cooke's Cottage at 22.43.

There are two further issues which need to be addressed in the event that permission be granted-
1. There is an easement in favour of Cooke's Cottage and Hilton Hall for an existing storm water drain which runs diagonally under the rear garden of 22 Scott's Crescent and exits at the road at the front of the property. It is essential that damage to the drain, in the process of any building works, is avoided or if damage occurs is satisfactorily rectified. A rough map of the route of the drain is available.
2. The proposed extension would result in a considerable area of new hard standing being created (including a new patio). Both Cob Cottage and Cooke's Cottage lie at a substantially lower elevation than 22 Scott's Crescent. In respect of the management of surface water it must be demonstrated to Building Control that a drainage system could be designed and put in place that avoids any risk of flooding or seepage at the two cottages as a result of the proposed new development.

nb - image sent separately by email

Kind regards

Background to objection

Some of the comments in the design and access statement are misleading and inaccurate – eg, Cooke's Cottage is clearly not hidden behind a garage, the only obstruction between it and the development site is the 2 metre fence. Similar inaccuracies occur in the applicant responses to the Biodiversity Checklist – eg, the proposed extension site is no more than 150 yards from three large ponds to the west, east and south. There are numerous waterbodies throughout the village.

In keeping with the Hilton Visual Design Statement aspiration of 'enabling the countryside to extend into the village' there is a considerable amount of greenspace and natural vegetation within the properties east of and immediately adjacent to the proposed development site. It is therefore unsurprising that a good range of biodiversity occurs here.

As a partial illustration of the range of species found on my property alone (separated from neighbouring properties only by a wooden fence): - great crested newts (adults and juveniles) are found each year over-wintering and foraging along with smooth newts, common frog and toads; 17 species of butterfly have been recorded over the past decade; stag beetle (UK's largest beetle) adults and larvae have been identified at two locations in the garden; bat species are present and encouraged with bat boxes at two neighbouring properties; hedgehogs frequent all three adjacent properties to the east of the development site; badgers forage next door at Hilton Hall and generally in the neighbourhood; native birds number 49 recorded species thus far plus owl pellets can be found on tree stumps and posts; there is a row of veteran hawthorn trees (the last remnant of a much longer N/S orientated row) immediately adjacent to the proposed development site within my western boundary and which provides valuable habitat for birds including over-wintering Schedule 1 species, redwing and fieldfare.

In contrast, activities lately at 22 Scotts Crescent suggest measures are being taken to actively discourage any form of wildlife including:- the felling of two healthy trees (with stumps ground out) prior to the submission of the planning application; suspending compact discs from trees and shrubs (see applicant's own photograph) to scare off birds and attaching a double row of electric white lights around the entire perimeter fence at the rear so that the applicant's garden is fully illuminated throughout the evenings (see image attached) but also obviously affects the neighbouring gardens; of most concern, the row of veteran hawthorn trees on my property is lit up from base to crown.

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The basis of the objection centres on the Material Considerations of visual intrusion/disturbance; the effect on existing tree cover; adverse impact on nature conservation interest and biodiversity opportunities; and light pollution.

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also the nuisance factor caused to neighbouring properties although Cooke's Cottage is likely to be the most impacted by the proposed development. The proposed largely glazed extension would add considerably to the negative impact of light pollution even excepting the garden illuminations. The proposed extension and ensuing patio would also facilitate areas for socialising/disturbance further south and alongside the gable end of Cooke's Cottage (the small scale plans do not represent an accurate picture) where only a garden area exists at present. The western extension of Cooke's Cottage includes a bedroom, at ground level, used by small children.



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