[redacted]

To: DevelopmentControl

[redacted]

Subject: Objection to Planning Application: 25/00633/FUL College Farm Mill Road Wistow Huntingdon PE28 2QQ

Date: 02 May 2025 08:19:44

Application Reference:	25/00633/FUL
Address:	College Farm Mill Road Wistow Huntingdon PE28 2QQ
Proposal:	Erection of 1no. new dwelling
Case Officer:	Charlotte Dew

[redacted]

Lambardes

Mill Road, Wistow

Huntingdon, Cambridgeshire, PE28 2QQ

[redacted]

[redacted]

Amendments to previous email submission of Objection dated 27 April 2025

Further to the Planning Application made on 25 March 2025 for a single dwelling adjacent to College Farm, I wish to record my objection based on the following and would note that the proposal does not enhance or improve the character of the area.

Material considerations (but are not limited to):

- **Parking** – There is no Turning area on the driveway and the current layout would require driving or reversing immediately into the three parking spaces shown.

  There has been a planning requirement on most the of properties in the same road for a turning area, and this should be required for this development if approved. I believe the requirement should be as required for existing dwellings' and note below what is stipulated for my own property and being the basis to provide for the safety and convenience of users of the highway and for the free flow of traffic.

  1. *An adequate turning space shall be constructed, and maintained, within the site to enable vehicles to enter and leave in forward gear.*
  2. *Visibility splays shall be provided on either side of the access and shall be maintained free from any obstruction over a height of 760mm within an area of 1.52m x 3.05m measured from and along, respectively, the back of the footway*
  3. *If gates are to be provided to the vehicular access, they should be set back 4.88m from the back of the footway.*

  The lack of parking for construction operatives and materials delivery will provide further cause for concern.

- **Highway safety** – The current renovation to College Farm has caused significant disruption and problems for able bodied residents and disabled residents with wheelchairs and others with prams or dogs, due to parking on the pavements, given the restricted access for the proposed site this will extend the problems currently experienced.

  It is not possible to comment on any disruption to traffic and pedestrian access past the house during construction although it is likely to be impeded.

  Presumably, the footpaths / road will be excavated after the current planned road resurfacing to Mill Road?

  This concern is also being raised with Highways under separate cover as there will be multiple excavation and connections in Mill Road for this and possible further development on the same site which would seem to be a waste of Taxpayers money if the proposed resurfacing to Mill Road is carried out this year.

- **Traffic -** The verges down Mill Road are already being damaged due to the size and type of traffic using the road this would be exacerbated by this development.

- **Effect on listed building and conservation area** – The submission contains a proposed property which would be detrimental in its impact to the surrounding properties and is unsympathetic to the character of the road and in particularly the adjacent 19th Century properties of College Farm and Mill House.

[redacted]

[redacted]

  The first is to demolish the single storey extension to College Farm and replace it with a two-storey extension, this may be followed by a further planning submission for a dwelling between College Farm and the adjacent property Lambardes, both of which will add to the impact and similar problems to the current parking proposed for this development.

  I note that a new close boarded fence has been shown between College Farm and the proposed dwelling, but no mention of the replacement of the very dilapidated boundary fence at the rear of the property.

  Will that be addressed as well?

- **Layout and density of building** – The proposed development shows a five-bedroom house taking up the maximum width of the plot with what appears to be a minimal distance between the plot boundaries.

  Access for construction and storage of materials would appear to be limited. There is mention within the Construction and Environment Plan of a temporary compound however this does not appear on Drawing PL01.

  Is there another drawing that indicates what is proposed so that comments can be made and the space available for the Wheel Wash /storage of materials any plant and construction vehicle parking?

- **Design, appearance and materials** - There is currently insufficient information to comment on materials generally, in respect of windows and doors, I would expect these to reflect the window design and colour of adjacent properties and would object to any departure from this to minimise the impact of the adjacent Heritage assets to the village. There appears to be some minor conflict between submitted documents and the stated Cream colour for windows and the photographs showing white windows

- The submission does not indicate the routes of any electric, gas, water main or the routes of any drainage (drainage is noted as TBC ON SITE connecting to the existing drainage system) how has the capacity of the existing system been checked to ensure that it will cope with the additional flow?

  It is noted that a 3.5m^3 soakaway is proposed, the method used to investigate for this would appear flawed as the area is subject to a relatively high-water table, previous overflow of water was carried via a pipe from the pond that was in the back garden and released into the front garden pond which has been removed. Regarding the electrical supply, Wistow experiences regular brief power outages, are there plans to increase the substation to prevent further increase in outages due to the additional electrical load?

  It is noted that in the Validation and Checklist Guidance it states that a Noise Impact Assessment is N/A although the submission refers to Piling for the foundations which will be a noisy and cause disturbance to the occupants of the nearby existing buildings.

- **Nature conservation** – Adjacent to the proposed development plot, there was a large pond in front of College Farm which contained a variety of Aquatic life including Great Crested newts.

  This has been filled in (although still visible on a Google Maps photograph of the property in front of College Farm and well within 250m of the proposed dwelling). It is therefore not surprising that the search for ponds within a 250m buffer was not found as stated in the Preliminary Ecological Appraisal Item 2.1.

I do not believe that the desktop study and a walkover of the site on, 10 February 2025, is adequate in relation to ascertaining what wildlife is present.

In addition, hedgehogs have been present in the garden for many years and at least until the sale of the property there was a hedgehog house in the garden near to the compost bins in the far left of the garden. Bats are certainly regularly seen within the garden and surrounding gardens although I note the comments on evidence may have degraded. [redacted] from the Environment Agency or the local authority. Will consideration be given to the impact on potential flooding in Wistow where ponds are removed and the effects on drainage together with any increase in flood risk?

- **Existing Trees** - Tree preservation Order Ref 021/94

The tree taken down at some point in the past and a replacement tree planted by the previous resident but not in the position shown by the TPO, would the replacement be covered by the original TPO?

Whilst a degree of tree pruning would be beneficial the application does not seem to indicate all the trees that are there nor one that has recently been taken down (this has been advised by a long-term resident of Wistow)

Was consent for its removal obtained?

Drawing PL01 indicates the removal of 2No trees as does the Design and Access Statement whereas on the Preliminary Ecological Appraisal on page seven under the heading of Individual trees *Another five trees (all non-native, ornamental broad leave species) are present within the site including two (Photos 3 &4) near the southern boundary, which will need to be removed to facilitate development* Clarification is therefore requested whether it is two trees or seven that are proposed to be removed none of which add to the amenity but if to be removed should be clearly indicated on the site plan.