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From: DevelopmentControl <DevelopmentControl@huntingdonshire.gov.uk>
Sent: 17 April 2025 08:59
To: DevelopmentControl <DevelopmentControl@huntingdonshire.gov.uk>
Subject: Comments for Planning Application 25/00607/PIP

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 17/04/2025 8:58 AM from [redacted].

Application Summary

Address:	Land South Of Manor Farm Loop Road Keyston
Proposal:	Residential development for 1 dwelling
Case Officer:	[redacted]

Click for further information

Customer Details

Name:	[redacted]
Email:	[redacted]
Address:	The Manor House Loop Road Keyston Huntingdon

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	The application should be rejected as contrary to the Keyston Conservation Area Character Statement paras 3.3, 4.18, 4.19-21.

Although recent developments have taken place on the periphery of Keyston village, the proposed development is in the heart of Keyston.

The character of the central village is defined by traditional farmhouses and surrounding outbuildings. Alongside the proposed development is The Manor House and the surrounding outbuildings: Keyston Barns; The Byre; The Dairy; The Hatchery. These historic buildings are all in a consistent, enclosed site reinforcing the traditional rural and farming character of the village.

Para 3.3 of the Character Statement stresses the importance of the loose nature of developments in the village and the fact that open spaces between individual properties contribute to the village character.

The proposed development seeks to shoe-horn in a new-build, like a modern housing estate, with no respect for the loose nature of development. The site currently provides important separation of the traditional farmhouse and outbuildings by providing important views of the countryside between existing buildings. According to para 4.19 Character Statement, such open views and spaces are important and should be preserved.

The development will destroy the character of the heart of the village; be inconsistent with the current harmonious group of farm buildings; and remove an open space which provides important views of the surrounding countryside. The application should be rejected.

It should also be noted that the public notice was only put on site on 17 April with a response deadline of 19 April (Good Friday). This is disappointingly underhand and no doubt a breach of statutory duty.

Kind regards