ABBOTSLEY PARISH COUNCIL

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Olivia Manton
Development Control
Huntingdonshire District Council

15th August 2025

Dear Olivia

25/01236/FUL – Proposed erection of 3-bedroom bungalow with associated parking at
Land north of 16 Harbins Lane, Abbotsley

Abbotsley Parish Council considered this application at its meeting held 14th August 2025. All members of the Parish Council present voted unanimously to recommend **refusal.**

The Parish Council was made aware of objections from three properties.

The Parish Council wished to reiterate the statement made for **25/00336/FUL** that it was noted that there had been a previous application for a dwelling on the site which was refused by HDC in 2008 and dismissed on appeal in 2009. However, the Parish Council consider that since HDC have granted permission for two dwellings on land to the north on the adjoining site, that they have created a legitimate infill opportunity.

The Parish Council agreed in principle to a single storey residential dwelling on the application site. Whilst it was agreed that this is a much better solution without garaging and the bulk of the elevation of the previous application **25/00336/FUL**, there are still concerns held by the Parish Council. Councillors considered that the size of the bungalow proposed and the scale of the proposal for the plot to be inappropriate for the rural location. It was agreed that it would be more appropriate for this location to have more space around a proposed dwelling. This proposal would result in the property being very close to the cottage next door, 16 Harbins Lane. The Parish Council agreed that this was too close. It was noted that whilst the elevational drawings show the proposed bungalow in relation to 16 Harbins Lane, the proposed dwelling in relation to the two properties under construction on the north side of the plot regrettably is not shown. All Councillors agreed that the close proximity of the dwelling to the southern boundary was considered not to be appropriate for this rural location. Councillors also agreed that as in the previous application (**25/00336/FUL**) there would still be overlooking concerns in relation to 3 Home Farm Close.

The comments received from Highways Development Management dated 7th August 2025 raised concerns. This response states that the ownership of the land where part of the development is proposed (including the parking area for two cars) appears to be within the ownership of Cambridgeshire County Council Highways. The Parish Council would like HDC to ensure that the ownership of land is clarified before any permission is given.

It was noted that there is no designated bin storage area. It was also commented that the cycle storage area as designed does not offer a very workable solution.

It was expressed that the design has scope to increase the distance from the side boundaries by reducing the width of the dwelling, even at the expense of the loss of a bedroom.

Yours sincerely

Katie Bates

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Clerk to Abbotsley Parish Council