ABBOTSLEY PARISH COUNCIL

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Olivia Manton
Development Control
Huntingdonshire District Council

31st July 2025

Dear Olivia

25/01068/PIP – Permission in principle for construction of up to 2no. dwellings at Land at 130 High Street, Abbotsley

Abbotsley Parish Council considered this application at its meeting held 24th July 2025. All members of the Parish Council present voted unanimously to recommend **refusal.**

Parish Councillors do not agree with the principle of development on this site. It was considered that the site sits outside the built up area of the village and that the open space of this site is a valuable part of the character of the village. It was agreed that it is important to retain the open space here, with trees on the site, before the start of the village. It was felt that development here could lead to further development in the proximity which would result in extending the edge of the village which would not be desirable.

The Parish Council understood and shared concerns raised by neighbours as to the lack of suitability for the principle of permission for development on this site. It also shared the concerns raised regarding safety due to the speed of traffic entering the village here and not adhering to the speed limit. The Parish Council agreed that there would be a lack of visibility for vehicles exiting the site on a blind bend which would be dangerous combined with the speed of some traffic exceeding the speed limit. Councillors active with Abbotsley Speedwatch Team stated that there are regularly vehicles travelling in excess of the speed limit when entering the village at this location which combined with the bend makes this an unsuitable and dangerous location for development. Concerns were raised regarding the proposal for two properties with a shared entrance onto the highway with children not being safe from the road. Councillors also agreed with concerns raised for pedestrians, highlighting that there is no footpath here.

The Parish Council agreed that the positioning of the proposed buildings in relation to the site boundary would adversely impact upon neighbours and considered that should any permission for development be granted, that a single storey property would be more appropriate due to the rise in the land here. The elevated site would create overlooking to neighbours. It was considered that two properties would be an

overdevelopment of the site and the proposed scale of development on the site would not be in keeping with the village.

The Parish Council considered the impact of this proposal on the Conservation Area. It was noted that the recent draft Abbotsley Conservation Area Character Assessment stated the importance of open spaces within the village and the character along this part of the High Street. It was agreed that Abbotsley is a rural village and this site is not located on an urban street scene. It was agreed that this proposal would not relate to anything else in this area and that details on the proposal are not in keeping with the character of the area. It was agreed that the access proposed would be too narrow but the creation of this would require the removal of hedgerow which Councillors would not wish to see.

The Parish Council wished to comment to the District Council that a two-week period for the consultation for the application is not reasonable for a Parish Council that meets monthly. The Parish Council noted that the application was received by the District Council on 12th June 2025 but not validated until 30th June 2025 and the consultation was not sent to the Parish Council until 17th July 2025. An extraordinary meeting had to be called to respond which has a cost implication to the Parish Council in hiring the Hall.

Yours sincerely

Katie Bates

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Clerk to Abbotsley Parish Council