Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

[redacted]
The Farmhouse
Warren Lane
Bythorn
Huntingdon
PE28 0QU

Our Ref : 25/00607/PIP

4th April 2025

Dear Clerk

PARISH COUNCIL CONSULTATION – APPLICATION REF. 25/00607/PIP
Residential development for 1 dwelling
Land South Of Manor Farm Loop Road Keyston

Enclosed is the form relating to the above application.

I would be grateful to receive any views your Council would wish to make in respect of the proposed development. Any representations made should be representations of the Parish Council as such and not of individuals and should include material planning reasons for any recommendation of approval or refusal.

Residential neighbours abutting the site will be notified of its submission and invited to make comments. I will suggest to them that they may wish to let you have a copy of their comments but would remind you that it is inappropriate to delay your recommendation for this.

Important – Material Planning Considerations -Please Note :

The scope of permission in principle is limited to location, land use and amount of development only. Only issues relevant to these 'in principle' matters can be considered at the permission in principle stage. The legislation is clear that issues such as detailed design, impact on residential amenity and detailed layout should be considered at the technical details consent stage (which must follow permission in principle – if successfully obtained). LPA Planning Officers cannot therefore take into account any other matters raised by third parties that are not relevant to the location, land use and amount of development proposed. For more information on Permission in Principle and specifically the matters that an LPA can and cannot take into account as part of the assessment of a Permission In Principle application, please see this link: https://www.gov.uk/guidance/permission-in-principle

I should be pleased to receive your Council's views as soon as possible or in any case by 19th April 2025

Cont……..

The application including documents and plans, is also available to view from Huntingdonshire District Council's Web site at http://publicaccess.huntingdonshire.gov.uk/online-applications/ It is also possible to submit any comments you care to make direct from this site to this office. Alternatively, you may submit comments by post, email or fax. The quickest way to submit comments is by e-mail to developmentcontrol@huntingdonshire.gov.uk.

If you wish to discuss this matter further, please contact the team at development.control@huntingdonshire.gov.uk .

Yours faithfully
Clara Kerr
Chief Planning Officer

Huntingdonshire
DISTRICT COUNCIL

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Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 25/00607/PIP Case Officer Marie Roseaman
Proposal: Residential development for 1 dwelling
Location: Land South Of Manor FarmLoop RoadKeyston
Observations of Bythorn And Keyston Town/Parish Council.
Please √ box as appropriate

☐ Recommend **approval** because ……(please give relevant planning reasons in space below)

✓ Recommend **refusal** because…(please give relevant planning reasons in space below)
For the reasons detailed in the letter attached.

☐ No observations either in favour or against the proposal

[redacted] Clerk to Bythorn And Keyston Town/Parish Council. (For GDPR purposes please do not sign)

Date : 16 April 2025

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Please send response to email address below:-

Development.control@huntingdonshire.gov.uk

(Development Management)