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GamPlan Associates
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8th April 2025

Dear Marie

ERECTION OF TWO-BEDROOM BARN-STYLE PROPERTY & ASSOCIATED WORKS
LAND AT 516 GREAT NORTH ROAD, EATON FORD
HDC REF 24/02228/FUL

I write with reference to the above application and having now had the chance to read your report being presented to the forthcoming DMC meeting wanted to make the following points for inclusion in your 'late reps' update to members and for consideration on the night:

- I obviously welcome the **"RECOMMENDATION - APPROVE"** start to your report, but suspect this is an error; as is the reason the application is being considered by the Committee (St Neots has a town rather than parish council)
- I'm also happy you reference the **"high boarded timber fencing"** which encloses the site; as this would seem to be one of the main objections from the Conservation Officer. However, your description of the site comprising 'vegetation' is a poor and inaccurate description of what is essentially a parking / storage area surfaced in (unbound) aggregate.
- Equally, the Conservation Officer's objection to the proposals "removes the space which provides the separation of the Listed Building from the modern housing" seems to ignore the fact that the land is in separate ownership, has planning permission granted by HDC for separate, independent use, hosts a variety of parked / stored containers & trailers and is enclosed by a fence and gates also granted planning permission by HDC.

- As has previously been raised with you, when the Authority's Tree Officer raised concerns regarding the 'proposed fencing' (and possible impact upon the root system of trees) they were 'invited to reconsider' their response after visiting the site and seeing for themselves that the fencing was already in place. A suitably revised response from them saw all objections withdrawn and it is wondered why the Conservation Officer did not do likewise.
- The lack of understanding as to the nature, use and surfacing of the site is also disappointing; especially as it suggests no visit to the site was undertaken by anyone making the inaccurate assumptions.

In summary, with the land (together with several other parcels now hosting properties) already separated from the wider Manor holding and benefitting from independent use, enclosure by visually impermeable fencing and a dedicated vehicular access under **planning permissions all granted by HDC**, the objections to these aspects seem to be trying to re-write history.

The proposals as now put forward would allow for a sympathetically and well-designed scheme with a layout and density of development that will actively enhance the character and appearance of the area whilst making an appropriate use of the site. The proposals would not require the loss of any site features of note, would not harm (or even change) the setting or understanding of The Manor (or any other nearby property) and would contribute positively to the street scene and the general character and appearance of the wider locality.

As such I am happy that any valid concerns have been addressed and there is plenty of scope for you to agree with the Town Council and approve the scheme to allow this much-needed and well-designed property to be built.

Please do not hesitate to contact me should you wish to discuss any aspects of the proposals, or should you feel you require any additional details, and I look forward to discussing this letter and the application with you at your earliest convenience.

Yours sincerely

[redacted]

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