From: Emma Tajer <clerk@farcetpc.org.uk>
Sent: 09 July 2025 11:31:08 UTC+01:00
To: "DevelopmentControl" <DevelopmentControl@huntingdonshire.gov.uk>
Subject: planning comments- application 25/00813/FUL

25/00813/FUL-Change of use from barn to new self build dwelling, The Barn Two Pole Drove Farcet- It was agreed that we could not make a decision as there was not sufficient information provided to support the application.

1. Missing or inadequate information
Structural integrity: No engineer's structural survey has been supplied to demonstrate that the existing steel-portal frame is capable of conversion without substantial rebuilding (Local Plan policy LP 9; NPPF §80-c).
Flood Risk Assessment: The site lies in Flood Zones 2 & 3 and within 20 m of a fen drainage dyke, yet no Flood Risk Assessment or sequential/exception test accompanies the submission (NPPF §159-168; LP policy LP 5). Finished-floor levels, safe egress routes and surface-water attenuation remain unknown.
Highway information: Cambridgeshire County Council has commented in principle, but the applicant has not supplied a Construction-Traffic Management Plan, visibility-splay drawings or details of proposed passing-bay surfacing on Two Pole Drove.
Land contamination: Environmental Health has requested a phased investigation, but no Phase-1 (desktop) study has been provided. The building formerly stored agro-chemicals and may contain asbestos-cement sheeting.
Biodiversity Net Gain (BNG): The applicant claims exemption on the basis of self-build but has provided no evidence of eligibility under the Environment Act and no metric to demonstrate even a qualitative gain.
Self-build credentials: No proof has been supplied that the applicant is on the Huntingdonshire Self-Build Register or that the dwelling will be owner-occupied. Bedroom numbers are inconsistent between the application form (three) and the Design & Access Statement (two).
Design & materials: Samples/colours of cladding, roofing specification, window profiles and an external-lighting scheme are missing. Without these details the Council cannot judge the proposal's impact on the fenland landscape.

2. Matters of concern awaiting clarification
Suitability of an unmade fen drove for year-round domestic and emergency-service access.
Potential need for a commuted sum towards future maintenance of Two Pole Drove.
Requirement for dark-sky compliant external lighting to protect rural character.
Need to remove residential Permitted-Development rights to avoid incremental suburbanisation of the countryside.
The site has always been designated industrial, not agricultural- no evidence provided that change of use was applied for

3. Conclusion
Until the information listed in Section 1 is submitted and made available for public scrutiny, Farcet Parish Council is unable to support or object to application 25/00813/FUL. The Council therefore requests that Huntingdonshire District Council:
Defers determination of the application.
Seeks the additional documents and drawings outlined above.

Re-opens the consultation period and re-notifies the Parish Council once the information is received.

Kind regards

E Tajer
Parish Clerk
Farcet Parish Council
Tel: (01733) 270739

PRIVACY NOTICE - WHEN YOU CONTACT US

The information you provide (personal information such as name, address, email address, phone number, organisation) will be processed and stored so that it is possible to contact you and respond to your correspondence, provide information and/or access our facilities and services. Your personal information will not be shared or provided to any other third party.

A copy of the Council's Email Privacy Notice is available on the www.farcetpc.org.uk website.

This communication is confidential and may be legally privileged. It is intended solely for the addressee(s) only. Please notify the sender if you have received this in error and delete it immediately. Unauthorised use or disclosure of the contents may be unlawful.

email: clerk@farcetpc.org.uk
website: www.farcetpc.org.uk