By Hand.

Huntingdon District Council.
Planning Department
Pathfinder House
St. Mary's Street
Huntingdon
Cambs
PE29 3TN.

H.D.C
23 APR 2025
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The Bungalow
Wistow Toll
Huntingdon
Cambs
PE28 2QL

21 April 2025

Huntingdonshire District Council
Planning Department
Pathfinder House
St. Mary's Street
Huntingdon,
Cambs
PE29 3TN

Dear Sir/Madam

Planning Application Ref: 24/02056/FUL
Proposed self build farm bungalow at Toll Farm, Wistow Toll

I am writing to oppose the development of the above application for a new self build farm house bungalow to be erected immediately alongside the whole side of our main living room and kitchen windows, thereby blocking all light and sunshine to our bungalow.

The applicant owns the main farmhouse which is situated much further up the road from our Bungalow, (approximately 100 meters away) heading towards Wistow Fen and Bury. There are 2 bungalows, 3 including our bungalow and 2 large houses before you reach the Toll Farm house, 6 properties in total.

I would like you to take into considerations the main points which will affect our everyday living if this dwelling is approved.

Loss of daylight/sunlight

This is a major concern for us, as at present we enjoy many hours of sunshine and daylight in our main front room and kitchen during the spring, summer and autumn months.

Overshadowing and loss of privacy

The new property is to be built immediately next to our bungalow alongside our hedge and in front of all our main living rooms, ie. the lounge and kitchen windows; we have two 6ft windows in the lounge and a 4ft kitchen window next to the lounge.

The plans also show a row of trees to be planted just in front of our hedge for their privacy. If these trees grow to a massive height we will lose even more light to our property.

How will this be monitored, as at present the Applicants have trees facing the B1040 which are now approximately over 10ft tall?

The new property will block all the daylight and sunshine we have to our main rooms during the spring summer and autumn, and this will be intolerable and unfair. This will have a huge impact for me and [redacted].

Highway Safety Issues

This has been a major concern over the years due to speeding traffic and there have been numerous accidents on the B1040 road and it will only create more problems by potentially having further vehicles entering and leaving a new property.

We already struggle to get out of our driveway at present when turning left to Warboys due to the curve in the road by the farmer's gate it is difficult to see any vehicles speeding towards us.
If this application is approved and they have visitors or work vans parking outside their gate on the grass we would be unable to get out of our driveway safely. As well as the disruption of the road either being closed or delayed by traffic lights etc.

Toll Farm Wistow has been green agricultural land for grazing and rearing farm animals to provide meat for many years, as far as we know in excess of 60-70 years.

Instead of building on green land, why can't the new property be built on the existing farmhouse site which has acres of land at the rear to build on?

The farmhouse has been empty for many months. It should still have all utilities needed.

It is already surrounded by large trees both sides for privacy and should not disrupt the neighbours who have lived alongside them for a number of years.

This will not be a hardship for the Applicants as this is their family home but would have a profound effect on [redacted] if the Application is approved.

There is nothing to knock down and re-build on the Applicants parcel of land where the proposed new bungalow is to be situated, just a grass field used for rearing and grazing animals, and this has been so for many years.

Surely it is crucial to preserve national green spaces for farmers of the future and not allow this green land to be lost, thereby preventing the community of young farmers wishing to carry on the tradition of farming within our Community.

[redacted]

[redacted]

I know you will not take any health issues into consideration when determining your decision. [redacted]

I hope you will take all my points into consideration when you discuss and decide on your decision for this Planning Application, and I very much hope you will rule in our favour and this Planning Application will be rejected.

Yours faithfully

[redacted]