From: DevelopmentControl
To: DevelopmentControl
Subject: Comments for Planning Application 25/00596/FUL
Date: 18 August 2025 14:40:19

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 18/08/2025 2:40 PM from [redacted].

Application Summary

Address:	Land Adjacent 31 Luke Street Eynesbury
Proposal:	Erection of four dwellings and associated works
Case Officer:	Jennifer Wallis

Click for further information

Customer Details

Name:	[redacted]
[redacted]	[redacted]
Address:	45 Ferrars Avenue Eynesbury St Neots

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I've just discovered that the developer has lodged this application. I've had no notice despite living right next to the planned area. This application is yet another tweak on the five previous applications, all of which were rejected by St Neots Town Council and HDC. Subsequent appeals to Secretary of State were also rejected. Basically, nothing has changed from previous applications. Access from Luke Street is already very difficult due to existing resident's car parking on Luke Street. Emergency Services would struggle to gain access, especially Fire appliances. Bike Shed provisions have no details as to size, height, construction style, etc. All the plots have skylights at 4m above ground level, therefore overlooking existing 1.8m fences. Four properties with three wheelie bins each is going to cause problems with access on collection days. Although there is a designated space for them, in practise, residents will take them to the roadside blocking access and footpaths. All the properties have garages facing onto the central paved area. Resident won't necessarily put vehicles in the garages, and will probably use them as storage areas. This will cause extreme congestion and inevitably conflict over parking. The fence alignment at the rear of 47 Ferrars Avenue has been moved 0.5m into the planned area by the applicant without any land registry amendment. The applicant has started clearance work on the site, but I have not received any planning notice from HDC. I object.

Kind regards