From: DevelopmentControl
To: DevelopmentControl
Subject: Comments for Planning Application 25/00922/FUL
Date: 18 September 2025 22:20:55

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 18/09/2025 10:20 PM from Mrs B Parish Council Clerk.

Application Summary

Address:	8 Mill Lane Alwalton Peterborough PE7 3UZ
Proposal:	Detached self build dwelling on land adjacent
Case Officer:	Richard Fitzjohn

Click for further information

Customer Details

Name:	Mrs B Parish Council Clerk
Email:	alwaltonpc@gmail.com
Address:	Lynch Cottage Water End Alwalton Peterborough

Comments Details

Commenter Type:	Councillor
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	PARISH COUNCIL CONSULTATION - APPLICATION REF. 25/00922/FUL Alwalton Parish Council recommends refusal of this application on a number of grounds. We thank Highways for their comments on access and we thank the applicant for considering our earlier comments. However, the revised plans do not yet sufficiently address our concerns. The revised plans still have only 2 parking spaces. While this is the normal minimum provision for a 3 bed dwelling, this is insufficient because of the statutory prohibition of overflow parking on the single track road outside the property. Access for Emergency vehicles must always be possible. We concur with neighbour comments that the dwelling design has capability for more than the current stated plan for 3 bedrooms. Consideration needs to be given to the reasonable prospect of future internal redevelopment with a greater number of residents and a greater number of vehicles. Indeed, one of the similar sized neighbouring properties regularly has 5 vehicles in a very constrained frontage. As previously stated, we remain concerned that there is insufficient space for construction vehicles to manoeuvre on site, meaning that it would not be possible for them to comply with the statutory prohibition of parking. Unloading would inevitably take place on Mill Lane. We have a strong preference for the proposed development to be built in stone rather than brick as this is more in keeping with the Alwalton Conservation Area. This aligns with comments by Planning Officers pertaining to other development applications on Mill Lane. For the reasons of parking, construction vehicles and conservation impact we therefore recommend refusal. If the applicant were to move the property footprint to the North, this would increase the potential number of parking spaces and manoeuvring space for construction vehicles. If this could be addressed satisfactorily, we would likely be

able to recommend approval.

Kind Regards

Lucy Georgiou
Alwalton Parish Council

Kind regards