

# UTTLESFORD DISTRICT COUNCIL

## DEVELOPMENT CONTROL COMMITTEE

### SUPPLEMENTARY LIST OF REPRESENTATIONS

10 JANUARY 2007

#### SCHEDULE ITEMS

**P.6 UTT/1944/06/FUL - WENDENS AMBO – Loxley Nats Lane**

**CONSULTATIONS:** Environment Agency: No objection subject to advice relating to development within Source Protection Zone II of the Environment Agency's groundwater protection policy.

**PARISH COUNCIL COMMENTS:** Concerns over the impact of the planned development on the trees and hedgerows which currently provide a screen to the adjoining property. Should the development proceed it is likely that both the hedgerow and the trees will suffer and possibly die. Any existing screening would therefore be lost. Great concerns over the increased volume of traffic within a narrow lane. There are no passing points traffic often has to reverse onto the main Royston Road to let vehicles out. Concerns raised over the difficulty in access in this lane, particularly at the junction with Royston Road. Concerns over the provision of statutory services and the impact of this work on traffic flow in the lane.

The Parish Council and residents of Nats Lane would wish for a restriction to be placed on the consent, restricting the use of any new dwelling, including the current property Loxley, to private residential use only. Concerns that there is commercial intent for the land and both or either property.

**REPRESENTATIONS:** Object to building an additional dwelling at the end of Nats Lane, albeit a scaled down version of the previous design, which suspiciously resembled a lay out for a care home. If, as stated, there is no commercial intent for this new application, as the applicant would move to the new property what would happen to Loxley? Loxley was originally granted under appeal. The property has never been used for such a use. For this reason if the Council saw fit to approve this application we would request a restriction be attached to such approval requesting that both properties are only to be used for private residential use. The arguments put forward for the current application do not detract from the fact that there are already more than enough properties along this very narrow lane, with no footway.

1. Including Loxley and the granted new property at "Petresa", there are 12 houses accessing the lane with 23 cars and the applicant's "builder's truck" between them.
2. Added to this vehicular movement there are regular visits to Loxley from the applicant's workmen, "We Care" vehicle, together with normal delivery and service vehicles to all residents in the lane.
3. To achieve the quoted density would justify a double vehicle width carriage way and footpaths.
4. There are no passing points, vehicles use our privately owned driveway with consequent wear and tear and exhaust fumes.

5. Because of the narrow entrance to the lane incoming vehicles have to reverse into the main road on meeting exiting vehicles.
6. Earlier this month the lane was blocked for half an hour while a broken down car was recovered, this also happens with delivery vehicles e.g. oil tankers, which does not give any confidence that emergency vehicles would be able to get through if needed.

This is a narrow lane, maintained at the residents' expense and is entirely unsuitable for further development whether on back land or not.

**P.14 UTT/1756/06/FUL - GREAT CANFIELD - Ashfields Polo and Equestrian Centre.**

**THIS APPLICATION HAS NOW BEEN WITHDRAWN**