

Staploe Parish Council

Date: 09/6/2022

Application number: 22/00813/FUL

Proposal: Demolition of redundant agricultural buildings and erection of 6 replacement dwellings, erection of associated double garage, erection of ancillary storage; conversion of 1 redundant agricultural building to 1 dwelling; the restoration and repair of existing dovecote and conversion into workshop conversion (Use Class E(g (iii))), improvements to the existing access, construction of an internal road and associated car parking, cycle parking, bin collection points and landscaping.

Location: Manor Farm Duloe Lane Duloe St Neots PE19 5HQ

Response: Object

Staploe Parish Council discussed this application when we met on 19th May. We object to this application.

A previous outline planning application (19/02015/OUT in 2019) for three houses on this site was rejected and the request is now for double that original amount. To use Bedford Council's own wording when rejecting the previous planning application:

1. The proposed residential development is located in the **open countryside** and is not a sustainable form of development.
2. The proposed residential development would introduce an **overly domesticated appearance** to the site ... which would **adversely impact on the existing agricultural and rural landscape character and the historic character and appearance of the location**.
3. The proposed development would result in a **significant loss of evidential, historic and aesthetic value to the existing buildings on site and would harm the character of the non-designated heritage assets and their setting**.
4. The proposed dwellings would be **reliant upon the private car, would not allow occupants to make a meaningful contribution to supporting the vitality and viability of the very limited services and facilities in nearby settlements and would not contribute to the creation of a safe, accessible and healthy community**.

Nothing has changed and all these issues still exist. If three houses was not supported then we do not consider 6 to be appropriate or in line with Bedford Borough Council policies.

Staploe Parish Council had previously supported the replacement of the current rather dilapidated barns with homes in application 19/02015/OUT in 2019 as we considered that it would not increase the built area and would improve the amenity of the site. However, this proposal increases the footprint, and creates new dwellings in open countryside. In addition, we are concerned by the idea of the proposed workshop as the road is very narrow and wholly unsuited to additional commercial traffic and it is a residential area.

Best wishes,

Lucy Crawford

Clerk to Staploe Parish Council