www.huntsdc.gov.uk
Email: mail@huntsdc.gov.uk
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Planning Services, Pathfinder House, St Mary's Street, Huntingdon, Cambs, PE29 3TN

Huntingdonshire DISTRICT COUNCIL

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Land East of

Address Line 1

West Newlands

Address Line 2

Address Line 3

Town/city

Somersham

Postcode

PE28 3EB

Description of site location must be completed if postcode is not known:

Easting (x)

535482

Northing (y)

277971

Description

Applicant Details

Name/Company

Title

Mr

First name

Surname

Biagioni

Company Name

Rose Homes (EA) Ltd

Address

Address line 1

237a Station Road

Address line 2

Whittlesey

Address line 3

Town/City

Peterborough

County

Country

Postcode

PE7 2HA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Miss

First name

Evangeline

Surname

Lee

Company Name

PDG Architects Ltd

Address

Address line 1

1 Eaglethorpe Barns

Address line 2

Eaglethorpe

Address line 3

Warmington

Town/City

Peterborough

County

Country

United Kingdom

Postcode

PE8 6TJ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- [ ] Yes
- [ ] No
- [x] Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Reserved matters following 15/00917/OUT - Layout, Scale, Appearance and Landscaping for the 45 residential dwellings.

Reference number

19/02220/REM

Date of decision

30/09/2021

What was the original application type?

Approval of reserved matters

For the purpose of calculating fees, which of the following best describes the original development type?

- [ ] **Householder development:** Development to an existing dwelling-house or development within its curtilage
- [x] **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Change the finished floor levels to Plot 13 and Plot 14, along with revisions to foul and surface water drainage relative to these plots.

Please state why you wish to make this amendment

We are proposing to raise the finish floor levels (ffl) of two plots and update the surface water and foul water drainage relative to these plots. We are raising the ffl of these plots to improve the greater changes in levels between plots and back gardens. By changing the FFL it will also omit the need for private pumps for the individual plots foul drainage, which would be a long term maintenance matter for future occupiers. We believe this improves the plots levels and drainage.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

18030-102 rev P15, 18030-103 rev P15, 18030-108 rev P8, as noted on decision notice 19/80408/COND. 18030-124 Rev P10 as noted on 19/02220/REM.

New plan/drawing numbers

18030-102 rev C2, 18030-103 rev C2, 18030-108 rev P15 and 18030-124 rev P13

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Evangeline Lee

Date

21/03/2025