Application Number: 24/01953/FUL

TOWN & COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

Mr Bruce Wall
Hilltop
Hill Top
Harrowby Lane
Harrowby
Grantham
Lincolnshire
NG31 9HB

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **REFUSE TO PERMIT** for:

Proposal: Demolition of single storey structure, change of use from former public house (Sui Generis) to convenience store (Use Class E) with ancillary residential accommodation above and associated access and car parking area.

Site address: Public House The Bulls Head 96 Cambridge Street St Neots

Applicant: Mr Jeyaseelan Thambirajah Noble Trading UK Ltd

in accordance with your application received on 22nd October 2024 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Block and Location plan	1/8		31.10.2024
Block Plan	2/8		31.10.2024
Floor Plan/s	4/8		31.10.2024
Floor Plan/s	6/8		31.10.2024
Elevations	8/8		31.10.2024

1. Reason.
   The applicant has failed to demonstrate that no sequentially-preferable locations are available for this Main Town Centre use, that an equivalent community facility will be provided in a location

C. Kerr

Clara Kerr
Chief Planning Officer

Date 30th December 2024

Huntingdonshire DISTRICT COUNCIL

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with an equal or better level of accessibility for the community it is intended to serve, or that there is no reasonable prospect of the facility being retained or restored. Consequently the proposed development is contrary to Policies LP7 and LP22 of Huntingdonshire's Local Plan to 2036 and paragraphs 91 and 92 of the National Planning Policy Framework 2024.

2. Reason.
   Insufficient information has been provided to demonstrate that a safe and appropriate means of access can be provided, that an acceptable car parking layout can be provided, or how goods deliveries could appropriately be made. Consequently the proposed development is contrary to Policy LP17 of Huntingdonshire's Local Plan to 2036.

3. Reason.
   Insufficient information has been submitted to demonstrate that the proposed change of use and associated vehicle movements and any external plant would not result in unacceptable noise impacts to nearby noise sensitive properties to the south of the site. The proposal is therefore contrary to Policy LP14 of Huntingdonshire's Local Plan to 2036.

4. Note to applicant.
   Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions:

   When an application is received, planning conditions will be used where they can make a development acceptable.

   A clear reason for refusal identifies the specific reasons why the development is unacceptable and helps the applicant to determine whether and how the proposal can be revised to make it acceptable.

   In relation to this application, it was considered and the process managed in accordance with the National Planning Policy Framework 2024.

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NOTES

Rights of Appeal under the Town and Country Planning Act, 1990 Section 78

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State responsible for planning within;

- **Six months from the date of this decision notice.**

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively all forms can be downloaded from their website www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State responsible for planning and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.

Claiming Compensation

In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

General Notes



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This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.



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