Application Number: 25/00406/FUL

TOWN & COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

Andrew Middleditch
Bletsoes
Oakleigh House
High Street
Thrapston
Kettering
Northants
NN14 4LJ

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

Proposal: Erection of new storage building and extension to existing building to provide office accommodation

Site address: The Old Camp Site Molesworth Road Old Weston

Applicant: Sundown Products Ltd Sundown Products Ltd

in accordance with your application received on 4th March 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Floor Plan/s	SK01D		19.03.2025
Floor Plan/s	SK02E		19.03.2025
Section	SDP-CP-07		04.03.2025
Elevations	SDP-CP-01		04.03.2025
Roof Plan	SDP-CP-05		04.03.2025
Elevations	SDP-CP-03		04.03.2025
Elevations	SDP-CP-02		04.03.2025
Landscaping	Figure 11		04.03.2025
Location Plan			04.03.2025
Site Plan			04.03.2025

C. Kerr

Clara Kerr
Chief Planning Officer

Date 30th December 2025

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Elevations	P03		04.03.2025
Floor Plan/s	SDP-CP-06		04.03.2025
Elevations	SK03		04.03.2025
Vehicular tracking	KA42987-BRY-ST-PL-C-001_C		15.05.2025

1. Reason.
   The application does not include adequate justification for the loss of a significant number of mature 'category B' trees. While it is noted that replacement trees are proposed off-site to the north-east to compensate for the loss, the loss of the existing, mature trees is not considered to be justified. On balance, while it is recognised that the proposal would result in some public benefits by supporting an existing and established local business, it is considered that the proposed development would result in the unjustified loss of a significant number of mature trees within an established woodland that would harm the beauty and character of the countryside. As such, the proposal is considered to be contrary to Policies LP10, LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036 and Sections 12 and 15 of the National Planning Policy Framework.

2. Reason.
   In the absence of an accurate biodiversity matrix, that takes into account the baseline biodiversity value prior to site clearance, the application fails to demonstrate the baseline biodiversity has been correctly assessed in accordance with Paragraph 6 of Schedule 7A of the Town and Country Planning Act 1990 and that a 10% biodiversity net gain can be achieved. Consequently, the application is contrary to Local Plan Policy LP30 and Section 15 of the NPPF.

3. 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.

4. Note to applicant.

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Huntingdonshire District Council became a Community Infrastructure Levy (CIL) Charging Authority on 1st May 2012. The Council is obliged to collect the levy from liable parties in instances where development received planning permission on or after 1st May 2012. It is important that liable parties (usually developers or landowners) are correctly identified to the Council as early as possible. For more details on CIL, the developments the charges will apply to, how much the charge will be and the process involved, including the developers or landowners legal responsibilities, the CIL pages on the Council's website at www.huntingdonshire.gov.uk should be referred to. It should be noted that all development which creates one or more dwellings will be liable to be charged irrespective of the floor space charge. However, developments which create less than 100 square metres of new floor space and do not involve a dwelling or dwellings, will be exempt from CIL and will not be charged.

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.

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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

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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