Application Number: 19/01847/FUL

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Grays Surveying Services Ltd (Mr Jonathan Gray)
18 Barncroft
Farnham
GU9 8RU
UK

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **GRANT PERMISSION** for:

Proposal: Undertake landscaping and building works to an existing site to create equestrian facilities and grazing land. The proposals will include a hard standing at the front of the site, stables, and fenced off areas to create grazing land.

Site address: Land On South Side Of Middle Drove Ramsey Heights

Applicant: Mr & Mrs Wall

in accordance with your application received on 13th September 2019 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Site Plan	004 B		13.09.2019
Site Plan	003 B		13.09.2019
Site Plan	002		13.09.2019
Floor plans and Elevations	005 A		13.09.2019
Location Plan	001 A		13.09.2019

Subject to the following condition/s.

1. Condition.
The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

1. Reason.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 20th October 2023

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

2. Condition.
The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

2. Reason.
For the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. Condition.
Notwithstanding the details submitted, no development shall take place in connection with the development hereby approved until full details of:
i. Hard landscape works, to include but not be limited to, full details of boundary treatments (including the position, height, design, material) to be erected and the permeable hard sufacing material;
ii. Soft landscape works, to include planting plans, written specifications (including cultivation and other operations associated with plan and grass establishment), schedules of plants noting species, plant sizes, proposed numbers and densities, tree pit details (where appropriate) including (but not limited to) locations, soil volume, cross sections and dimensions;
iii. An implementation programme for the landscape works;
iv. A timetable for the implementation;
v. Biodiversity enhancements.
have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in full in accordance with the approved details.

All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place during the current or next planting season.

3. Reason.
To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan - 2036.

4. Condition.

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The materials used in the construction of the works hereby hereby approved shall be as detailed in the submitted application form received by the Local Planning Authority on 13th September 2019 and as shown in the approved plans listed in the table above.

4. Reason.
To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies LP10, LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

5. Condition.
Notwithstanding the details submitted, no external lighting shall be provided or installed other than in accordance with a scheme which has been submitted to and approved in writing by the local planning authority. The scheme shall be carried as approved and shall be retained as such.

5. Reason.
To minimise the effects of light pollution on the surrounding area and to protect biodiversity interests in accordance with Policies LP14 and LP30 of the Huntingdonshire Local Plan to 2036.

6. Condition.
The equestrian facilities hereby permitted, shall not be used to provide any form of residential living accommodation on site.

6. Reason.
To prevent an inappropriate use on land at high risk of flooding in accordance with Policy LP5 of the Huntingdonshire Local Plan to 2036.

7. Condition.
The development hereby permitted, shall be restricted to private and recreational purposes only and no trade, business or other commercial activity, shall be carried out from this development.

7. Reason.
To ensure that there is no impediment to the use of the building for the purposes stated in the application. Planning permission has only been granted for a building to be used as stabling and barns in association with the equestrian use of the land in accordance with Policy LP23 of Huntingdonshire's Local Plan to 2036.

8. Condition.
The flood proofing measures detailed within the Flood Risk Assessment (FRA) by WtFR Ltd received by the Local Planning Authority on 13th September 2019 shall be implemented before the stable hereby permitted is first occupied. The completed measures shall thereafter be retained in accordance with the approved measures.

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8. Reason.
To ensure a satisfactory method of flood proofing and to prevent the increase risk of flooding in accordance with Policies LP5 and LP15 of the Huntingdonshire Local Plan to 2036.

9. Note to applicant.
Note to applicant regarding Community Infrastructure Levy Charge.
Huntingdonshire District Council became a Community Infrastructure Levy (CIL) Charging Authority on the 1st May 2012. The Council is obliged to collect the levy from liable parties once development that received planning permission on or after the 1st May 2012 commences. 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.

10. 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 2023.

11. Note to applicant.
All surface water from roofs shall be piped direct to an approved surface water system using sealed down pipes. Open gullies should not be used.

Only clean and contaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

If soakaways are proposed for the disposal of uncontaminated surface water percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA report 156), and to the satisfaction of Building Control. The maximum acceptable

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depth for soakaways is 2 metres below existing ground level. If, after tests, it is found that soakaways do not work satisfactorily, alternative proposals must be submitted.

Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies.

The application site is located in an area which does not appear to be served by the mains foul sewer system. Accordingly, a non-mains sewerage system for the disposal of foul water from the development will be required. The applicant should be aware that a permit may be required for this activity. Contact national permitteding centre (03708 506 506) for further information. The granting of planning approval must not be taken to imply that permission has been given in respect of the above.For further information on registering small sewage discharges in England see website - https://www.gov.uk/discharge-of-trade-effluent-england-and-wales

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters,

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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.

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Street Naming and Numbering

In order to obtain an official postal address, any new buildings should be formally registered with Huntingdonshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes. Applicants can find additional information, a scale of charges and an application form at:

www.huntingdonshire.gov.uk/streets-parking-transport/street-naming-and-numbering/

Alternatively, applicants can contact the Street Naming and Numbering Team on 01480 388153 or email streetnaming@huntingdonshire.gov.uk. Please note new address cannot be assigned by the Council until the footings of any new buildings are in place.

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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