Application Number: 25/00819/S73

TOWN & COUNTRY PLANNING ACT 1990

Section 73 amendment to planning permission

Mr Matthew Taylor
Taylor Planning and Building Consultants
13 West Delph
Whittlesey
Peterborough
PE7 1RG

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

Proposal: Variation of Condition 2 (Approved Plans) to alter site, floor and elevational plans (Units 19-22) of 20/02138/FUL.

Site address: Oakwood Business Park Old Great North Road Sawtry

Applicant: Mr David Dawney Amicis Developments

in accordance with your application received on 7th May 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Floor Plan/s	Units 19-22 PL07/A0		29.10.2025
Elevations	Units 19-22 PL06/A0		29.10.2025
Site and Block Plan	Site Plan PL08/A0		29.10.2025
Floor Plan/s	Units 23-24 AB0205	P02	20.01.2022
Elevations	Units 23-24 AB0806	P02	20.01.2022
Floor Plan/s	Units 01-07 AB0201	P02	20.01.2022
Elevations	Units 01-07 AB0801	P03	20.01.2022
Floor Plan/s	Units 08-12 AB0202	P02	20.01.2022
Elevations	Units 14-18 PL02	A	17.01.2024
Floor Plan/s	Units 14-18 PL01	A	17.01.2024
Elevations	Units 08-12 AB0802	P02	22.01.2021
Floor Plan/s	Units 25-27 AB0205	P01	30.10.2020
Elevations	Units 25-27 AB0807	P01	30.10.2020

C. Kerr

Clara Kerr
Chief Planning Officer

Date 30th October 2025

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Floor Plan/s	Units 28-29 AB0209	P01	30.10.2020
Elevations	Units 28-29 AB0809	P01	30.10.2020
Access Details	Access Arrangement 2070-14	D	11.02.2022
Location Plan	AL0101	P02	20.10.2020
Plans	Ecology Plan EP01	Rev 0	30.10.2020

Subject to the following condition/s.

1. Condition.
   The development hereby permitted shall be begun before the 27th May 2025.

1. Reason.
   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 to ensure that the development is carried out in accordance with the approved plans.

3. Condition.
   The materials to be used in the construction of the external surfaces of the proposed development hereby permitted shall be as shown on the approved drawings above.

3. Reason.
   In the interests of visual amenity in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

4. Condition.
   Prior to any use commencing, the developer shall upgrade the westbound and eastbound bus stops on Fen Lane within the vicinity of Chapel End, to include the provision of Real Time Passenger Information display units in accordance with drawing 2070-33 Rev A, as approved under 23/80081/COND.

4. Reason.
   To mitigate the development in the interests of highways safety and to promote sustainable travel in accordance with Policies LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the National Planning Policy Framework 2023.

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5. Condition.
Prior to any use commencing, the developer shall be responsible for the provision and implementation the Travel Plan prepared by Northern Transport Planning Ltd dated Nov 2022, as approved under 23/80081/COND. The Travel Plan is to be reviewed annually, with all measures reviewed to ensure targets are met.

5. Reason.
To mitigate the development in the interests of highways safety and to promote sustainable travel in accordance with Policies LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the National Planning Policy Framework 2023.

6. Condition.
Prior to any use commencing, the developer shall be responsible for those elements of the surface water drainage system not adopted by a statutory undertaker, as approved under 23/80081/COND. The surface water drainage system shall be maintained and managed in accordance with the approved management and maintenance plan.

6. Reason.
To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts, in accordance with Policy LP15 of the Huntingdonshire Local Plan to 2036.

7. Condition.
Prior to any use commencing, the developer shall bring into operation the approved surface water drainage measures and systems before any works to create buildings or hard surfaces commence, as approved under 23/80081/COND.

7. Reason.
To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts, in accordance with Policy LP15 of the Huntingdonshire Local Plan to 2036.

8. Condition.
Prior to any use commencing, the developer shall be responsible for carrying out the finished ground floor levels of all the buildings and site levels including the of levels of all accesses to include pathways, roads and parking areas in accordance with the approved details, as approved under 23/80081/COND.

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8. Reason.
To ensure that the levels within the site would be satisfactory in the interests of visual amenity, in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 and the National Planning Policy Framework (2023).

9. Condition.
A scheme for hard and soft landscaping, including a programme of implementation, shall be submitted to and approved in writing by the Local Planning Authority within 6 months of the date of this decision. The approved scheme shall be completed in accordance with the implementation programme. Hard landscaping shall include details of all boundary treatments, hard surfaces and demarcation of parking spaces. Soft landscaping shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants noting species, plant sizes, proposed numbers and densities where appropriate, and full details of landscape maintenance regimes after the completion of works. The development shall be implemented and maintained in accordance with the approved scheme. Any trees or plants which are planted in connection with the development hereby approved which within a period of five years from planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of the same size and species as those originally approved.

9. Reason.
In the interest of the visual amenity and the character of the area and in the interests of the biodiversity of the site in accordance with Policies LP11, LP12 and LP30 of the Huntingdonshire Local Plan to 2036.

10. Condition.
Prior to any use commencing, the developer shall be responsible for carrying out the external lighting scheme in accordance with the approved plans,as approved under 23/80081/COND. The external lighting shall be retained as approved.

10. Reason.
In the interests of minimising light pollution and harm to biodiversity and contributing to a safe environment in accordance with Policies LP11, LP12 and LP30 of the Huntingdonshire Local Plan to 2036.

11. Condition.
Prior to the first occupation of any relevant building the proposed related on-site parking / servicing / loading, unloading / turning / waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plans and hard surfacing details approved under Condition 9 and thereafter retained for that specific use.

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11. Reason.
To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with policy LP17 of Huntingdonshire's Local Plan to 2036.

12. Condition.
Prior to first use of each of the units hereby approved, the bin and cycle stores serving that unit shall be installed in accordance with the approved drawing PL08/A0 received 29/10/2025 and thereafter retained for that specific use in perpetuity.

12. Reason.
In the interest of visual amenity and to secure sustainable travel modes in accordance with LP11, LP12 and LP16 of Huntingdonshire's Local Plan to 2036.

13. Condition.
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or the Town and Country Planning (Use Classes) (England) Order 1987 (as amended) or any order amending, revoking or re-enacting these Orders the use of the buildings hereby permitted shall be used only for purposes within Classes E, B2 and B8 as defined in the Town and Country Planning (Use Classes) Order 1987 and shall not be used for any other purpose without the express grant of planning permission from the Local Planning Authority first being obtained.

13. Reason.
To accord with the assumptions within the submitted Transport Assessment and to prevent unassessed and uncontrolled impacts upon the highway network and to enable the Local Planning Authority to retain control, to reflect the basis upon which the application has been considered and assessed.

14. Condition.
The development shall be carried out in accordance with the recommendations set out within the Ecological Management Plan prepared by Hillier Ecology dated September 2020 including Ecology Plan (Drawing No. EP01 Rev 0).

14. Reason.
In the interests of biodiversity and to prevent harm to protected species, in accordance with Policy LP30 of Huntingdonshire's Local Plan to 2036.

15. Condition.
The development hereby granted shall not exceed 8,534 square metres of floorspace. The maximum amount of net retail floorspace (Class E(a) Use) open to visiting members of the public shall be 176 square metres. The maximum amount of leisure floorspace (Class E(d) Use) shall be limited to 617 square metres.

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15. Reason.
To accord with the assumptions within the submitted Transport Assessment and to prevent unassessed and uncontrolled impacts upon the highway network and to enable the Local Planning Authority to retain control, to reflect the basis upon which the application has been considered and assessed.

16. Condition.
Prior to any use commencing, the developer shall hard surface and seal the vehicular access from Great North Road, as approved under 23/80081/COND.

16. Reason.
In the interests of highway safety in accordance with the requirements of Policy LP17 of the Huntingdonshire Local Plan to 2036.

17. Condition.
Prior to the commencement of the first use the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

17. Reason.
In the interests of highway safety and to ensure satisfactory access into the site in accordance with the requirements of Policy LP17 of the Huntingdonshire Local Plan to 2036.

18. Condition.
Prior to the first occupation of the development (or prior to the commencement of the proposed use) the junction of the access with the highway carriageway shall be laid out with 15m radius kerbs.

18. Reason.
In the interests of highway safety in accordance with the requirements of Policy LP17 of the Huntingdonshire Local Plan to 2036.

19. Condition.
Prior to the first occupation of the development hereby permitted the off-site highway improvement works shall be laid out and constructed in accordance with submitted plan No 2070-14 Rev D and shall be completed to the written satisfaction of the Local Planning Authority

19. Reason.
In the interests of highway safety and to ensure that the highway network is adequate to cater for the development proposed in accordance with the requirements of Policy LP17 of the Huntingdonshire Local Plan to 2036.

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20. 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:
The LPA positively encourages pre-application discussions and makes clear that applications will then normally be determined as submitted. Details of the 'Pre-Application Advice' process can be found on the Planning pages on the Council's website www.huntingdonshire.gov.uk. If, as proposed, a development is considered unacceptable and it is apparent how it can be revised to make it acceptable, the LPA will set out how it can be amended to make it acceptable as part of its response to a pre-application enquiry. When an application is received, 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 Paragraphs 186 and 187 of the NPPF.

21. Note to applicant.
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.

22. Note to applicant.
Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

23. Note to applicant.
The applicant is advised that desktop analysis has suggested that the proposed development may lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with them a feasible drainage strategy.

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If you have not done so already, we recommend that you submit a Pre-planning enquiry to the Pre-Development team. This can be completed online at website http://www.anglianwater.co.uk/developers/pre-development.aspx Once submitted, will vork with you in developing a feasible mitigation solution.
If a foul or surface water condition is applied by the Local Planning Authority to the Decision Notice, a copy will be required with the following information prior to recommending discharging the condition:
Foul water:
o Feasible drainage strategy agreed Wth Anglian Water detailing the discharge solution including:
o Development size
o Proposed discharge rate (Should you require a pumped connection, please note that our minimum pumped discharge rate is 3.81/s)
o Connecting manhole discharge location (No connections can be made into a public rising main)
o Notification of intention to connect to the public sewer under S106 of the Water Industry Act (More information can be found on the website)
o Feasible mitigation strategy in agreement with Anglian Water (if required).

24. Note to applicant.
Part or all of the proposed development area falls within the Middle Level Commissioners (MLC) catchment and/or that of Sawtry IDB whose consents are managed by the MLC. All increased discharges proposed to enter watercourses directly or indirectly or any works affecting watercourses or access to or along them for maintenance if the site is within the Board's district will require MLC/IDB consent. It is therefore recommended that you contact the IDB/MLC to discuss their requirements. Further information is available at: https://middlelevel.gov.uk/

25. Note to applicant.
The permission is bound by the deed of variation (dated 20 June 2024) of Unilateral undertaking 27 May 2022.

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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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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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