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Edmund Clover
Clover Planning
Flat Road Farm
Willingham
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United Kingdom

Our Ref: 24/02410/PMBPA
Your Ref: Sibson Conversion

26th February 2025

Dear Sir/Madam

Town & Country Planning (General Permitted Development) (England) Order 2015.

Proposal: Change of use of an agricultural building to a use as 2no. dwellinghouses

Site address: 31 Great North Road Stibbington Peterborough PE8 6LS

Applicant: Mr Duggan

I refer to the above submission received on the 24th December 2024 and can confirm that Prior Approval is refused for the proposal.
Reasons for refusal:

Plan Type	Reference	Version	Date Received
Proposals	CP/PD/AGRC/04		10.01.2025
Block Plan	CP/PD/AGRC/02		03.01.2025
Location Plan	CP/PD/AGRC/01		03.01.2025

1. Reason.
   The location of the building adjacent to a National Highway, marina basin and the River Nene is considered undesirable by virtue of ecological and residential amenity impacts. In the absence of a PEA insufficient information has been provided to demonstrate that all potential adverse impacts on protected species have been investigated. Additionally, in the absence of a noise assessment all potential impacts associated with the National Highway and on the future occupants of the dwellings have not been assessed. As such, the proposal is considered to be contrary to Policies LP14 and LP30 of Huntingdonshire's Local Plan to 2036 and Section 12 and 15 of the National Planning Policy Framework 2024.

Should you need to discuss your applications decision you can contact Huntingdonshire District Council's Planning Dept with your query at DevelopmentControl@huntingdonshire.gov.uk

C. Kerr

Clara Kerr
Chief Planning Officer