Application Number: 25/01111/FUL

TOWN & COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

Mr Angus Jackson
Goose Architects Ltd
Studio 18
23 King Street
Cambridge
CB1 1AH
United Kingdom

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

Proposal: Construction of 3 storey building containing 6No. Apartments, parking and associated landscaping

Site address: Land At South End Of Meadow Park Meadow Lane St Ives

Applicant: Mr Jeff Fenton Meadow Park (St Ives) Ltd

in accordance with your application received on 19th June 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Elevations	1361.P.05	Rev E	27.01.2026
Parking Layout	1361.P.07	Rev A	22.12.2025
Floor Plan/s	1361.P.04	Rev B	22.12.2025
Floor Plan/s	1361.P.03	Rev C	22.12.2025
Site Plan	1:200 1361.P.02	Rev B	22.12.2025
Site Plan	1:500 1361.P.01	Rev B	22.12.2025
Location Plan	1361.SU 00	Rev E	19.06.2025

1. Reason.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 17th February 2026

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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The proposal would remove 31 existing parking spaces within the Established Employment Area and provide six spaces for the residential development. Four of the proposed spaces are arranged in a tightly constrained perpendicular layout between the building and the adjacent tree belt. In the absence of vehicle tracking evidence demonstrating that vehicles could safely manoeuvre in and exit the site in a forward gear, and given the highly restricted layout, the scheme fails to provide functional on site parking for its own needs and would also result in the loss of parking for existing employment uses. In addition, canopies of adjacent trees would overhang the proposed parking spaces and result in litter and debris on parked cars. Consequently, parking demand for the proposed apartment block would likely be displaced onto the wider Meadow Park Employment Area, undermining its operation and continuing viability for employment. The principle of development is therefore not supported, and the proposal fails to comply with Policies LP2, LP7, LP12 part (m), LP17, and LP18 part (b) of the Huntingdonshire Local Plan to 2036.

2. Reason.
Given the restricted layout and the absence of vehicle tracking evidence, the development fails to demonstrate that the proposed parking spaces can be safely or effectively used, and therefore does not provide functional on site parking for the apartments. The submitted plans also show integral storage for wheeled bins; however, the store is not large enough to accommodate the required three 1100 litre bins, resulting in at least one bin being stored externally without screening. In addition, the proposal fails to justify the absence of a step free approach and does not demonstrate compliance with M4(2) Accessible and Adaptable Homes. As a result, the scheme fails to successfully integrate essential functional requirements, parking, refuse storage and accessibility, and does not minimise their visual or operational impacts. The proposal is therefore contrary to Policies LP12 part (m), LP17, and LP25 part (f) of the Huntingdonshire Local Plan to 2036, and Section 3.5 of the Huntingdonshire Design Guide SPD (2017) in relation to servicing for residential development. The proposal also conflicts with the National Planning Policy Framework (2024), notably Section 12 (Achieving well-designed and beautiful places), which seek development that forms well-designed environments.

3. Reason.
The proposed apartment block, by virtue of its siting, height, scale and design, would result in unacceptable harm to the residential amenity of the neighbouring property No. 1 The Wilderness. A separation distance of 7.45 metres from the common boundary with No. 1, combined with a proposed ridge height of 11.39 metres and a gable depth of 9.1 metres, would create an unacceptable overbearing impact on this property and its rear amenity space. The building would extend almost the full length of the boundary adjoining No. 1's garden. The proposal is therefore contrary to Policy LP14 of the Huntingdonshire Local Plan to 2036, the placemaking principles in Chapter 3 of the Huntingdonshire Design Guide (2017), and paragraph 135(f) of the National Planning Policy Framework (2024).

NOTES

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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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