Application Number: 25/00593/S73

TOWN & COUNTRY PLANNING ACT 1990

Section 73 amendment to planning permission

Mr David Mead
The Planning Partnership
14 Hilton Road
Fenstanton
Huntingdon
PE28 9LJ
United Kingdom

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

Proposal: New single-storey village hall, comprising an event space a cafe/communal space and a meeting room, with associated ancillary areas, together a grassed recreation space and car parking: Variation of Condition 2 (Approved Plans) of 23/01725/FUL to amend the design of the building

Site address: Community Centre Crest Drive Fenstanton PE28 9BR

Applicant: Fenstanton Village Hall Trust

in accordance with your application received on 27th March 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Proposals	22-1211 PL10	E	27.03.2025
Proposals	22-1211 PL11	D	27.03.2025

Subject to the following condition/s.

1. Condition.
   The development hereby permitted shall be begun before the expiration of 16 February 2027.

1. Reason.
   To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 28th May 2025

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Dmadmin@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

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 shown on the plans hereby approved, no development above slab level shall take place until details of all the materials for the external surfaces of the approved building have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

(a) Details of the proposed facing brick;
(b) The type, colour and texture of all materials to be used for the roof of the building;
(c) The profile, colour and material of rainwater goods including downpipes, gutters and hoppers;
(d) The colour and material of external cladding;
(e) Materials (including colour) for the construction of doors, windows (including method of opening and reveal depth), soffits and fascias;
(f) Materials for the construction of balustrades;
(g) A plan(s) showing the location, design and colour of external flues, vents and meter boxes;
(h) The product name and manufacturer where appropriate.

The development shall be carried out in accordance with the approved details.

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

4. Condition.
No development above slab level shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
(a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;

C. Kerr

Clara Kerr
Chief Planning Officer

Date 28th May 2025

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Dmadmin@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

(b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;
(c) a hard landscaping plan, indicating location, manufacturer, type, colour and size.

4. Reason.
To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

5. Condition.
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.

5. Reason.
To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

6. Condition.
Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence, until details of the facilities for the provision of secure covered cycle parking for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the siting, means of enclosure, cycle rack systems where appropriate, appearance and materials. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained as such.

6. Reason.
To ensure appropriate provision for the secure storage of bicycles to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

7. Condition.
Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence, until details of the provision of bin stores for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include, siting, means of enclosure, appearance and materials where appropriate. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained and only used as such.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 28th May 2025

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Dmadmin@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

7. Reason.
To ensure appropriate provision for the secure storage of bins in accordance with Policy LP12 the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

8. Condition.
No development, except for site clearance, shall take place until details showing the finished floor levels of the proposed building in relation to the existing and proposed ground levels of the site and surrounding land has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

8. Reason.
To ensure that before any development commences the impact on the amenity of the area can be fully assessed and protected in accordance with Policies LP12 and LP14 of the Huntingdonshire Local Plan to 2036.

9. Condition.
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 details shall include but not be limited to timings, locations and specifications. The scheme shall be carried as approved and shall be retained as such.

9. Reason.
To minimise the effects of light pollution on the surrounding area and in the interests of public safety in accordance with Policies LP12 and LP14 of the Huntingdonshire Local Plan to 2036.

10. Condition.
No development above slab level shall take place until a Biodiversity Method Statement which provides details of how the recommendations contained in Section 5 of the 'Preliminary Ecological Appraisal Including a Protected Species Assessment' by Skilled Ecology Consultancy Ltd dated June 2023 will be carried out has been submitted to and approved in writing by the Local Planning Authority. The details shall include but not be limited to; specification, location, timing, an implementation programme, maintenance, and monitoring. The development shall be carried out in accordance with the approved details.

10. Reason.
To ensure the conservation and enhancement of on-site biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

11. Condition.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 28th May 2025

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Dmadmin@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

Times of use of the site shall be limited to 07:00 - 00:00 each day Monday - Saturday and 10:00 - 22:00 on Sundays and times of use for amplified music shall be limited to 08:00 - 23:00 each day Monday - Saturday and 10:00 - 22:00 on Sundays.

11. Reason.
To safeguard the amenity of adjoining occupiers in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

12. Condition.
No external plant shall be installed until details of the external plant, including but not limited to, location, noise levels and design specification has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented and maintained in perpetuity.

12. Reason.
To safeguard the amenity of adjoining occupiers in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

13. Condition.
No development above slab level shall commence until details of any kitchen extract/air intake system has been submitted to and approved in writing by the Local Planning Authority. Details shall include but not be limited to location, filtration and design specification. The agreed scheme shall be implemented and maintained in perpetuity.

13. Reason.
To safeguard the amenity of adjoining occupiers in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

14. Condition.
During events with amplified music/voice, windows and doors to the external shall be kept closed with the exception of allowing ingress and egress. Music Noise Levels (MNL), expressed as an L(A)eq, 1min, shall not exceed the representative L(A)90 level without entertainment noise (WEN). MNL expressed as an L10 shall not exceed the L90 (WEN) in any 1/3 octave band between 40 and 160Hz. Measurements shall be calculated to or made at 1m from the façade of noise-sensitive premises.

14. Reason.
To safeguard the amenity of adjoining occupiers in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

15. Condition.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 28th May 2025

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Dmadmin@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

No part of the development shall be occupied or the use commenced until the proposed space for on-site parking has been laid out and demarcated in accordance with approved plans and thereafter retained for that specific use.

15. Reason.
In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

16. Condition.
The proposed building hereby permitted shall meet Building Research Establishment Environmental Assessment Method (BREEAM) 'Good' (or successor or equivalent standards) as a minimum prior to first use. Such provision shall be maintained for the lifetime of the development.

16. Reason.
To ensure that the development makes efficient use of energy, water and other resources and promotes the principles of sustainable construction in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

17. 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.

18. Note to applicant.
The applicant/occupiers should seek Police advice on security and crime prevention measures, details can be found at: www.securedbydesign.com

C. Kerr

Clara Kerr
Chief Planning Officer

Date 28th May 2025

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Dmadmin@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

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.

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.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 28th May 2025

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Dmadmin@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk