Application Number: 25/01068/PIP

TOWN & COUNTRY PLANNING ACT 1990
The Town and Country Planning (Permission in Principle) (Amendment) Order 2017

Refusal of Permission in Principle

Mr William Marshall
Partners in Planning and Architecture Ltd
Suite 2
Clare Hall
St. Ives Business Park
Parsons Green
St. Ives
PE27 4WY

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

Proposal: Permission in principle for construction of up to 2no. dwellings

Site address: Land At 130 High Street Abbotsley

Applicant: Mr Henry Reynolds

in accordance with your application received on 12th June 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received

1. Reason.
   The proposal represents an unacceptable development when consideration of the provision of safe and convenient access to the site is taken into account. Users of the development would be required to navigate an unlit section of the highway with no footpath for a distance of approx. 115m in order to be able to cross the road to reach a footpath in order to access the services within the village centre and public transport links into the larger settlements. The location is therefore considered to be unsustainable in relation to these constraints.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 19th August 2025

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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It is therefore considered the benefits would not significantly and demonstrably outweigh the harm and the development would be contrary to Policy LP9(b) of the Huntingdonshire Local Plan to 2036, part M2 of the National Desing Guide (2021) and the provisions of Para. 117 of the NPPF 2024.

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

C. Kerr

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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.



Clara Kerr
Chief Planning Officer

Date 19th August 2025

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