Application Number: 24/02206/FUL

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Mr Jake Pavet-Golding
Woods Hardwick
15-17 Goldington Road
Bedford
Mk40 3NH
United Kingdom

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

Proposal: Proposed residential development for the erection of 15 dwellings along with access, landscaping, garages, roads and all ancillary works.

Site address: Land East Of 66 Thrapston Road Brampton

Applicant: Mr Josh Twigden Bewick Homes Ltd

in accordance with your application received on 25th November 2024 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Landscaping	GLY0101 LP 01C		09.06.2025

C. Kerr

Clara Kerr
Chief Planning Officer

Date 22nd August 2025

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Huntingdon. PE29 3TN
Dmadmin@huntingdonshire.gov.uk

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Arboricultural Assessment	V1 (Including Tree Protection Plan)		24.04.2025
Location Plan	18677 2000		25.11.2024
Planning Layout	18677 2001	Rev D	09.07.2025
Plans	18677/200 (Type A)	Rev A	24.04.2025
Plans	18677/201 (Type B)	Rev A	24.04.2025
Plans	18677/202 (Type C)	Rev A	24.04.2025
Plans	18677/203 (Type D)	Rev A	24.04.2025
Plans	18677/204 (Type E)	Rev A	24.04.2025
Plans	18677/205 (Type F)	Rev B	09.06.2025
Plans	18677/206 (Type G)	Rev C	20.06.2025
Plans	18677/2007 (BNG)		10.06.2025
Plans	18677 2004 (Open Space)	Rev B	09.06.2025
Plans	18677/208 (Cycle Storage Sheds)		25.11.2024
Plans	18677/207 (Garage Details)		25.11.2025
Plans	18677/209 (Boundary Treatment)		25.11.2025
Plans	2611-05 (Highways)	Rev C	25.11.2024

Subject to the following condition/s.

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1. Condition.

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

2. Condition.

Notwithstanding details required under any other condition of this permission, the development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

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 details shown on the approved plans, no development shall take place above slab level, other than demolition (where applicable), until samples of the brick, render, roof tile, rainwater goods and window frames to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

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4. Condition.

No development shall take place above slab level, other than demolition (where applicable), until detailed specifications of architectural features to include: window cills and headers, window and door reveal depths, meter box positions and finishes, flues / extract positions and finishes, eaves/verge details, string courses, gable motifs and Solar PV (where provided) have been submitted to and approved in writing by the Local Planning Authority. These plans should also include the location of materials detailed in condition 3 of this permission. Development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development is in keeping with and 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.

5. Condition.

The development, hereby permitted, shall not be occupied until any windows serving a bathroom, en-suite or W.C in the development have, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties and to secure a high degree of residential amenity for future occupants of the dwelling in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

6. Condition.

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All Air Source Heat Pumps installed shall meet the meet the requirements of the 'CIEH & IOA's Heat Pumps Professional Advice Note' and full specification details shall be provided to and approved in writing by the Local Planning Authority prior to their installation.

Reason: To ensure that there are no impacts on residential amenity due to noise pollution in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

7. Condition.

Notwithstanding details submitted, prior to the commencement of the development hereby approved, an updated Construction Environmental Management Plan shall be provided to and approved in writing by the Local Planning Authority. This should include updates on sections 3.7 and 3.8 of the submitted Construction Environmental Management Plan dated August 2024 and received by the Local Planning Authority on the 25th of November 2024 in respect of construction traffic and dust management. The development shall be carried out in accordance with the approved Construction Environmental Management Plan.

Reason: To minimise impacts on residential amenity and highway safety due to dust pollution and construction traffic movements in accordance with Policies LP14 and LP17 of the Huntingdonshire Local Plan to 2036.

8. Condition.

The cycle storage facilities (on plot and within garages) hereby approved shall be implemented in accordance with the approved plans before the development to which it relates is occupied or the use commenced and shall be retained and only used as such.

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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.

9. Condition.

All hard and soft landscape works shall be carried out and maintained in accordance with the details shown on approved plans reference numbers 18677 2001 Rev D and GLY0101 LP 01C received by the Local Planning Authority on the 9th of July and 9th of June 2025 respectively. The works shall be carried out prior to the occupation of any part of the development.

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.

For the avoidance of doubt, this relates solely to landscaping and not any separate works required as part of biodiversity net gain legislation (where applicable) and which is dealt with under a separate condition.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP30 of the Huntingdonshire Local Plan to 2036.

10. Condition.

Prior to the first occupation of each dwelling the boundary treatment for that dwelling, as shown on Drawing Nos. 18677 2001 Rev D (Revised Planning Layout) and 18677 209 (Boundary Treatment Details) must be provided.

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Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036 and to secure a high degree of residential amenity for future occupants of the dwelling in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

11. Condition.

The development hereby permitted shall be carried out in accordance with the submitted tree protection measures shown on the Tree Protection Plan contained within the submitted Arboricultural Impact Assessment V1 prepared by Argenta Tree Surveys, dated April 2025 and received by the Local Planning Authority on the 24th of April 2025. The measures shall be implemented prior to the commencement of any development, demolition, clearance or other preparatory operations including excavations and shall be retained intact for the duration of the construction works.

Any trees, shrubs or hedges covered by the protection measures which die or become severely damaged within five years from the completion of the construction works shall be replaced with trees, shrubs or hedge plants of similar size and species.

Reason: To safeguard the retained trees, shrubs and hedges on and adjacent to the site and in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policies LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

12. Condition.

No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the agreed Surface Water Drainage Strategy for the proposed residential development on land off Thrapston Road, Cambridgeshire, PE28 4TD, prepared by MTC Engineering (ref:2611 - DS - Rev A) dated April 2025 has been submitted to and approved in writing

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by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with Policies LP5, LP14, LP15 and LP30 of the Huntingdonshire Local Plan to 2036.

13. Condition.

No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

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 Policies LP5, LP14 and LP15 of the Huntingdonshire Local Plan to 2036.

14. Condition.

The surface water drainage scheme shall be constructed and maintained in full accordance with the Surface Water Drainage Strategy for the proposed residential development on Land off Thrapston Road, Cambridgeshire, PE28 4TD as submitted (ref:2611 - DS - Rev A) dated April 2025.

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Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with Policies LP5, LP14, LP15 and LP30 of the Huntingdonshire Local Plan to 2036.

15. Condition.

No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in the interests of highway safety in accordance with Policy LP17 of the Huntingdonshire Local Plan to 2036.

16. Condition.

Prior to the first occupation of any dwelling the roads and footways shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to ensure suitable highway construction in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

17. Condition.

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Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

18. Condition.

Prior to the first occupation of the development the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification. The access shall thereafter be retained as such in perpetuity.

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

19. Condition.

Prior to the first occupation of the development the proposed on-site parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that specific use.

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.

20. Condition.

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Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.

Reason: In the interests of highway safety in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

21. Condition.

Prior to the first occupation of the development (or prior to the commencement of the proposed use) visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan No2611-05 rev C The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

22. Condition.

The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent surface water discharging to the highway in accordance with Policies LP15 and LP17 of Huntingdonshire's Local Plan to 2036.

23. Condition.

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Prior to first occupation of the development hereby approved a metalled surface shall be provided for a minimum distance of 15m along the access road from its junction with the public highway and shall be retained as such in perpetuity.

Reason: To prevent mud and extraneous material being deposited on the highway in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

24. Condition.

Prior to the first occupation of the development hereby permitted the off site highway improvement works as shown on 'S287 General Arrangement Plan Drawing Number 2611-05 Rev C' shall be completed to the written satisfaction of the Local Planning Authority.

Reason: To ensure that the highway network is adequate to cater for the development proposed in the interests of highway safety in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

25. Condition.

No development shall commence until a Biodiversity Method Statement which provides details of how the recommendations contained within the submitted Ecological Impact Assessment, prepared by Greenwillows Associates Ltd, dated November 2024 and received by the Local Planning Authority on the 25th of November 2024 will be carried out. The details shall include but not be limited to; specification, location, timing, an implementation programme.

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

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26. Condition.

The dwellings hereby permitted, shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable' (or replacement standard), prior to occupation. Such provision shall be maintained for the lifetime of the development.

Reason: To ensure the unit is accessible and adaptable in accordance with Policy LP25 of the Huntingdonshire Local Plan to 2036.

27. Condition.

The dwellings hereby permitted shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement for water efficiency, as set out in Approved Document G (or replacement standards) prior to first occupation. Such provision shall be maintained for the lifetime of the development.

Reason: In accordance with Policy LP12j of the Huntingdonshire Local Plan to 2036.

28. Note to applicant.

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

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Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting reference 24/02206/FUL.

29. Note to applicant.

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The site falls within the Alconbury & Ellington Internal Drainage Borad (IDB) district. Under the Land Drainage Act 1991, any person carrying out works on an ordinary watercourse in an IDB area requires Land Drainage Consent from the ODB prior to any works taking place. This is applicable to both permanent and temporary works. In some IDB districts, Byelaw consent may also be required.

30. Note to applicant.

Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal, and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse id riparian owned.

31. Note to applicant.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore, the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. Or, in the case of apparatus, under an adoption agreement liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

32. Note to applicant.

The applicant should note that the nature of the highway works proposed will necessitate the completion of a Section 278 Highway Works Agreement between the developer and the LHA prior to

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commencement. The developer should contact development.managment@cambridgeshire.gov.uk to ascertain which is required Dropped kerbs and access protection markings - Cambridgeshire County Council or Highways development - Cambridgeshire County Council

33. Note to applicant.

The applicant is advised that to discharge Condition 14 the Local Planning Authority requires a copy of a completed agreement between

the Applicant and the Local Highway Authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private

Management and Maintenance Company confirming funding, management and maintenance regimes.

34. Note to applicant.

CCC HDM - Construction Traffic Management Plan: Notes for Guidance

When writing a Construction Traffic Management Plan (CTMP) the applicant should consider the following elements and provide the information as requested. This will make discharging the condition much simpler, faster and more efficient. As will be seen from the details below, a CTMP need not be a lengthy document, however, clarity is key.

1. Site Plan

i. The applicant should provide a site plan at a true scale of 1:200 for smaller sites and 1:500 for larger sites showing the following areas with written dimensions:



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a. Proposed material storage area

b. Proposed site offices

c. Proposed car parking area

d. Proposed manoeuvring space

e. Proposed access location

f. Proposed location of any gates

g. Proposed location of any wheel washing facility or similar.

h. If the site is to be multi-phased then a plan for each phase should be provided

2. Movement and Control of Muck-away and Delivery Vehicles

i. The routes proposed for HCV access from the nearest A or B class road to be determined in conjunction with discussions with the LPA and LHA.

ii A condition survey of the route from the nearest A & B class road, the methodology of which is to be agreed with the LHA.

iii The proposed manoeuvring area for delivery/muck away vehicles, this should include a swept path analysis for the largest vehicle to deliver to the site to demonstrate that this can enter and leave in a forward gear.

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iv. If it is not possible to deliver on site or turn within the same, then details of how such deliveries will be controlled will need to be included, for example if delivering to the site while parked on the public highway how will pedestrian, cycle and motor vehicle traffic be controlled?

v. Delivery times. If the site is served off a main route though the county (and this does not necessarily need to be a A or B class road), or other areas of particular traffic sensitivity (a list of traffic sensitive streets can be requested from the Street Works Team at Streetworks@Cambridgeshire.gov.uk) then delivery and muck away times will need to be restricted to 09.30-16.00hrs Monday to Friday.

vi. If the site is in the vicinity of a school then the applicant should ascertain from the school when their opening/closing times are and tailor the delivery/muck away movements to avoid these. The LHA would suggest that allowing at least 30 minutes either side of the open/closing times will generally ensure that the conflicts between school traffic and site traffic are kept to the minimum.

vii. The LHA would seek that any access used by vehicles associated with the site be paved with a bound material (for at least 15m for larger sits) into the site from the boundary of the public highway (please note this is not generally the edge of carriageway), to reduce the likelihood of debris entering the public highway.

viii. Any temporary gates used for site security must be set back at least 15m from the boundary of the public highway to enable a delivery/muck away vehicle to wait wholly off the public highway while the gates are opened and closed, or they must

remain open throughout the entire working day.

ix. Normally, access to the site should be 5m in width for smaller sites and 6.5m for larger sites, though it is recognised that this may not be practical for small scale developments of one or two units.

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3. Contractor parking:

i. If possible all parking associated with the proposed development should be off the public highway.

ii. Within the area designated for contractor/staff parking each individual bay must be at least 2.5m x 5m, with a 6m reversing space. However, given the nature of the construction industry i.e. that staff tend to arrive and leave site at approximately the same time spaces may be doubled up, i.e. 10m in length, 2.5 wide with a reversing space. A list of number of operatives, staff and trades that will be on site at any one time should be provided to ascertain if the number of spaces being proposed will be acceptable.

iii. If the site has no potential to provided off street car parking and or only limited numbers the applicant must provide details of how on street parking will be controlled.

4. Control of Dust, Mud and Debris:

i. If it likely that debris may be dragged on to the adopted public highway the applicant should provide details of how this will be prevented. If a wheel wash or similar is proposed, the details of how the slurry generated by this will be dealt with must be provided, please note it will not be acceptable to drain such slurry onto to over the public highway.

ii. The LHA would seek that the developer include the following words in any submitted document: The adopted public highway within the vicinity of the site will be swept within an agreed time frame as and when reasonably requested by any officer of the LHA.

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iii. It is recognised that construction traffic occasionally damage the adopted public highway and the developer should include a note stating that such damage will be repaired in a timely manner at no expense to the Highway Authority.

The Construction Traffic Management Plan must relate solely to how the operation of the site will affect the adopted public highway, other information for example noise levels is not a highway matter and should not be included within the plan.

35. Note to applicant.

Secured by Design (SBD) is a police initiative operating throughout the UK that encourages manufacturers of security products to have them successfully tested and third party certificated by a United Kingdom Accreditation Service (UKAS) body to police preferred standards of security. SBD is one of several crime prevention schemes operated by Police CPI, which is owned by the UK Police Service, is supported by the Home Office and is not-for-profit. SBD lists many approved crime prevention products and services. It is an invaluable resource for guidance on many things including security standards, crime prevention and product procurement. Where new builds are proposed, or a total refurbishment, Police CPI recommends that the design team applies for a Secured by Design Award and more information about this scheme is available at: www.securedbydesign.com

36. Note to applicant.

Huntingdonshire District Council became a Community Infrastructure Levy (CIL) Charging Authority on 1st May 2012. The Council is obliged to collect the levy from liable parties in instances where development received planning permission on or after 1st May 2012. 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

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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.

37. 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.

38. Note to applicant.

A fee is payable for each "request" when submitting details pursuant to a condition or conditions of this permission that require(s) details to be submitted to and approved by the Local Planning Authority (ie details submitted under Article 21 of the Town and Country Planning (General Development Procedure) Order). Further details on what constitutes a "request" can be found in the "Guidance Note - Fees for confirmation of compliance with condition attached to a planning permission". The appropriate fee can be found in the "Planning Fees Form". Both documents can be viewed via www.huntsdc.gov.uk .

C. Kerr

Clara Kerr
Chief Planning Officer

Date 22nd August 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

C. Kerr

Clara Kerr
Chief Planning Officer

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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.

Street Naming and Numbering

In order to obtain an official postal address, any new buildings should be formally registered with Huntingdonshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes. Applicants can find additional information, a scale of charges and an application form at:

www.huntingdonshire.gov.uk/streets-parking-transport/street-naming-and-numbering/

Alternatively, applicants can contact the Street Naming and Numbering Team on 01480 388153 or email streetnaming@huntingdonshire.gov.uk. Please note new address cannot be assigned by the Council until the footings of any new buildings are in place.

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 22nd August 2025

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