Application Number: 25/00813/FUL

TOWN & COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

Mr Matthew Taylor
Taylor Planning and Building Consultants
13 WEST DELPH
Whittlesey
Peterborough
PE7 1RG

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

Proposal: Change of use from barn to new self build dwelling

Site address: Barn Two Pole Drove Farcet

Applicant: Mr g d'amore

in accordance with your application received on 7th May 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Plans	PL02B		28.07.2025
Plans	PL01A		07.05.2025

1. Reason.
   Limited information has been provided to demonstrate that the building in question is either redundant or disused and there is also concern about the validity of the submitted Structural Report as this hasn't been prepared by a qualified professional. Therefore, the application does not adequately demonstrate that the building is capable of conversion and the Local Planning Authority cannot fully assess that the building in question satisfies criteria (i) to (iv) of Policy LP33 of the adopted Local Plan. As such, the principle of development is considered to be unacceptable as the proposal would be contrary to Policies LP10 and LP33 of the adopted Huntingdonshire Local Plan.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 17th October 2025

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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2. Reason.
   The proposal involves the removal of the existing cladding and as no Preliminary Ecological Appraisal has been submitted in accordance with the Councils Biodiversity checklist, the application fails to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been fully investigated. It has therefore not been possible to assess the ecological implications of the application which is contrary to Policy LP30 of the Local Plan and Section 15 of the NPPF 2024.

3. Reason.
   The proposal is directly adjacent to an Agricultural/Industrial Building and associated yard area understood to be used for agricultural aggregates storage and distribution. However, insufficient information has been submitted on the exact nature and use of the adjoining site and any potential mitigation for the proposed dwelling, and therefore the Local Planning Authority are not able to fully asses the impact upon the amenities of the future occupiers of the dwelling with regards to noise and disturbance. As such, the proposal is contrary to Policy LP14 of the Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide Supplementary Planning Document (2017) and the guidance in the National Planning Policy Framework (2024).

4. 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.

C. Kerr

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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

C. Kerr

Clara Kerr
Chief Planning Officer

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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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