Application Number: 24/02366/FUL

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Mr Merrick Baltruschat
Snell David Cambridge Ltd
Scutches Barn
17 High Street
Whittlesford
Cambridgeshire
CB22 4LT

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

Proposal: New traditionally-designed self-build detached dwelling with attached carport and double garage

Site address: Land Adjacent Willow Farm Vicarage Road Waresley

Applicant: Mr Ryan Mear

in accordance with your application received on 17th December 2024 and plans (listed below) which form part of the application

C. Kerr

Clara Kerr
Chief Planning Officer

Date 9th May 2025

Huntingdonshire DISTRICT COUNCIL

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

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Plan Type	Reference	Version	Date Received
Roof Plan	1017/A3/313	Rev B	01.04.2025
Garage details	1017/A3/314		01.04.2025
Elevations	1014/A3/320	Rev B	01.04.2025
Elevations	1017/A3/321	Rev B	01.04.2025
Elevations	1017/322/A1	Rev B	01.04.2025
Garage details	1017/A3/323		01.04.2025
Section	1017/A3/330	Rev B	01.04.2025
Section	1017/A3/331	Rev B	01.04.2025
Location Plan	1017/300/A3	Rev A	01.04.2025
Site Plan	1017/302/A3	Rev B	01.04.2025
Floor Plan/s	1017/A3/310	Rev B	01.04.2025
Floor Plan/s	1017/A3/311	Rev B	01.04.2025

Subject to the following condition/s.

1. Condition.

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

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Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended and due to the LPA being in tilted balance.

2. Condition.

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.

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.

4. Condition.

A metalled surface shall be provided for a minimum distance of 5m along the access road from its junction with the public highway.

Reason: To prevent mud and extraneous material being deposited on the highway

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5. Condition.

No development shall take place above slab level, other than demolition, until details of all external materials 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.

6. Condition.

The development, hereby permitted, shall not be occupied until the proposed first floor windows in the eastern elevation of 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 in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

7. 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 scheme shall be carried as approved and shall be retained as such.

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Reason: To minimise the effects of light pollution on the surrounding area and to protect biodiversity interests in accordance with Policies LP14 and LP30 of the Huntingdonshire Local Plan to 2036.

8. 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.

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.

The development hereby permitted shall be carried out in accordance with the submitted tree protection measures reference Tree Survey and Arboricultural Impact Assessment by Haydens Arboricultural Consultants dated 19/11/2025. In Accordance with BS 5837:2012 received by the Local Planning Authority on the 15/01/2025. 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 agreed protection measures, which die or become severely damaged either from natural causes or as a result of the construction works; during the construction works or within five years from the completion of the construction works, shall be replaced with trees, shrubs or hedge plants of similar size and species, unless otherwise agreed in writing with the Local



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Planning Authority. Replacement planting to be undertaken by the end of the next available planting season.

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.

10. Condition.

The development hereby permitted shall be carried out in accordance with the submitted Arboricultural Method Statement, received by the Local Planning Authority on 15/1/2025 unless otherwise agreed in writing by the Local Planning Authority.

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

11. 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;

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(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;

(d) details of pollinator friendly bee lawn and seeding, management plan and biodiversity method statement

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.

12. Condition.

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

(a) Window and door reveals, cills and headers, including tax windows / doors;

(b) A plan(s) showing the location, design and colour of external flues, vents and meter boxes;

(c) Eaves and verge details;

(d) Size and design of gable / chimney motif's

Details should include the product name and manufacturer where appropriate.

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



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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 Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036

13. Condition.

Water conservation measures as stated in the Design and Access Statement submitted on the 17/12/2025 shall be implemented on site prior to first use of the dwelling and maintained for the lifetime of the development.

Reason: To comply with Policies LP5 and LP15 of the Local Plan, the Cambridgeshire Flood and Water SPD and the National Planning Policy Framework.

14. Condition.

The dwelling(s) 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 LP12 of the Huntingdonshire Local Plan to 2036.

Informative: The person carrying out building work must inform the building control body that the optional requirement for Water Efficiency (As set out in Approved Document G) and M4(2) applies.

15. Condition.

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The dwelling(s) 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 units are accessible and adaptable in accordance with Policy LP25 of the Huntingdonshire Local Plan to 2036.

16. Condition.

The development shall be carried out in accordance with the mitigation measures, precautionary measures and recommendations of the submitted and hereby approved Preliminary Ecological Appraisal (produced bySkilled Ecology, Dated: December 2024).

Reason: To conserve and enhance ecological interests in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

17. Condition.

The dwelling hereby approved shall be developed as a 'self-build' within the meaning of section 1(A1) of the Self-build and Custom Housebuilding Act 2015 unless the Local Planning Authority gives written permission to any variance.

Reason: To ensure that the development is self-build as applied for and consulted upon and to comply with Biodiversity Net Gain Legislation and Policy LP30 of Huntingdonshire's Local Plan to 2036.

18. Note to applicant.

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UK Power Network would like to make the following comment.

Please note there are LV underground cables on the site running within close proximity to the proposed development. Prior to commencement of work accurate records should be obtained from our Plan Provision Department at UK Power Networks, Fore Hamlet, Ipswich, IP3 8AA.

All works should be undertaken with due regard to Health & Safety Guidance notes HS(G)47 (Avoiding Danger from Underground services). This document is available from local HSE office.

Should any diversion works be necessary as a result of the development then enquiries should be made to our Customer Connections department. The address is UK Power Networks, Metropolitan house, Darkes Lane, Potters Bar, Herts, EN6 1AG.

You can also find support and application forms on our website Moving electricity supplies or equipment | UK Power Networks

19. 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.

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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.

20. 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 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.

21. 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 (i.e. details submitted under Article 27 of the Town and Country Planning (General Development Procedure) Order 2015. 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.huntingdonshire.gov.uk. The Local Planning Authority should give written confirmation within a period of 8 weeks from the date on which the request and fee are received.

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22. Note to applicant.

There is a Unilateral Undertaking (dated 28th April 2025) for the payment of refuse bins associated with this planning application.

23. Note to applicant.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Huntingdonshire District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the statutory exemptions or transitional arrangements listed below is/are considered to apply:

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*Self and Custom Build Development, meaning development which:

i) consists of no more than 9 dwellings;

ii) is carried out on a site which has an area no larger than 0.5 hectares; and

iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

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

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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.

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



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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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