TOWN & COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

Mr Marcus Vanner
TMV Architects
The Repeater Station
London Road
Norman Cross
Peterborough
PE7 3TB

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

Proposal: Conversion of public house to dwelling and construction of 2No. Dwellings with associated parking

Site address: Public House Black Swan 77 Main Street Farcet

Applicant: Mr D Guy Guy Properties Limited

in accordance with your application received on 2nd June 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan	001		02.06.2025
Site Layout	004	Rev E	02.06.2025
Proposals	106		02.06.2025
Proposals	108		02.06.2025
Proposals	109		02.06.2025
Proposals	110		02.06.2025
Proposals	201		02.06.2025
Proposals	202		02.06.2025

C. Kerr

Clara Kerr
Chief Planning Officer

Date 30th October 2025

Huntingdonshire DISTRICT COUNCIL

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

01480 388424
www.huntingdonshire.gov.uk

Proposals	203		02.06.2025
Proposals	204		02.06.2025
Proposals	205		02.06.2025
Proposals	301		02.06.2025
Proposals	302		02.06.2025
Proposals	303		02.06.2025
Proposals	304		02.06.2025
Proposals	305		02.06.2025
Proposals	306		02.06.2025
Garage details	401		02.06.2025
Garage details	402		02.06.2025

1. Reason.
   Whilst the proposal for the erection of two dwellings within the built-up area of Farcet is supported by Local Plan Policy LP9, these dwellings together with the associated change of use of the public house would result in the loss of a community facility. The application does not provide robust evidence to demonstrate a lack of community support for its continued use. Additionally, the application is not supported by any marketing evidence relating to the building's current use as a public house, nor does it demonstrate efforts to market the premises for alternative community use. The principle of development is therefore considered unacceptable, and contrary to Policy LP22(e) parts (i) and (ii) of the Huntingdonshire Local Plan to 2036.

2. Reason.
   In the absence of a dusk bat emergence survey, the application fails to adequately assess the proposals potential impacts on protected species, contrary to Policy LP30 of the Huntingdonshire Local Plan to 2036 and paragraph 187(e) of the National Planning Policy Framework (2024) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

3. Reason.
   An incomplete Unilateral Undertaking (UU) form for the provision of wheeled bins has been submitted. The submitted document is not legally binding and therefore fails to comply with Policy LP4 of the Huntingdonshire Local Plan to 2036 and the Developer Contributions SPD (2011).

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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

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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.

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.



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