Application Number: 25/00069/FUL

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Mr Tom Kilvert
Brown & Co
The Fairways
Wyboston Lakes
Great North Road
MK44 3AL
United Kingdom

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

Proposal: Partially retrospective application for change of use of land to Use Class B8 (storage or distribution) to provide self-storage facilities including the provision of storage containers

Site address: The Barn Overcote Lane Needingworth St Ives

Applicant: Mr John Gray Gray Management Company

in accordance with your application received on 13th January 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received

C. Kerr

Clara Kerr
Chief Planning Officer

Date 4th July 2025

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

01480 388424

www.huntingdonshire.gov.uk

Location Plan	24 096 DL0101 P1		13.01.2025
Site Plan	24 096 DK0004 P1		01.07.2025

Subject to the following condition/s.

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.

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 layout of the site shall be as shown on drawing no. 24 096 DK0004 P1 received on 1st July 2025. There shall be no more than 79 containers on the site at any point in time. The storage containers shall be single tier height and shall not exceed this. The development shall be retained as such thereafter.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 4th July 2025

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Reason: To define the scope of the permission and in the interests of visual amenity within the countryside in with Policies LP10 and LP12 of the Huntingdonshire Local Plan to 2036.

4. Condition.

The self-storage use hereby permitted shall only be used as self-storage and any distribution associated with the self-storage use, but for no other purpose (including any other separate purpose in B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To allow for the Local Planning Authority to retain control of development in the interests of visual amenity in the countryside, highway safety and residential amenity in accordance with policies LP10, LP12 and LP17 of the Local Plan.

5. Condition.

All hard and soft landscape works shall be carried out and maintained in accordance with the approved details on drawing no. 24 096 DK0004 P1 received on 1st July 2025. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. 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.

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.

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6. Condition.

No external lighting shall be provided or installed other than in accordance with the approved drawing no. 24 096 DK0004 P1 received on 1st July 2025 unless otherwise approved in writing by the local planning authority. The scheme shall be carried as approved and shall be retained as such.

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.

7. Condition.

The use (including deliveries and collections) hereby approved is limited between the following hours: 4:00am and 12:00am (midnight) Monday to Sunday.

Reason: To allow for the Local Planning Authority to retain control of development in the interests of visual amenity in the countryside, highway safety and residential amenity in accordance with policies LP10, LP12 and LP17 of the Local Plan.

8. Condition.

No HGV's of 7 tonnes or more shall enter or leave the site between the hours of 23:00 - 07:00.

Reason: To allow for the Local Planning Authority to retain control of development in the interests of visual amenity in the countryside, highway safety and residential amenity in accordance with policies LP10, LP12 and LP17 of the Local Plan.

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9. 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.

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.

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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

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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