TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Mr Dean Wishart
CC Town Planning Limited
Thistledown Barn
Holcot Lane
Sywell
Northampton
NN6 0BG

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

Proposal: Extension to existing conservatory showroom building, erection of 6 no. light industrial units (Class E) and associated layout alterations

Site address: GSN Conservatories The Town Great Staughton St Neots

Applicant: Mr Butterfield GSN

in accordance with your application received on 6th February 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Site Plan	21-117-27		14.02.2025
Location and Site Plan	21-117-20C		14.02.2025
Plans	21-117-23A		06.02.2025
Plans	21-117-24A		06.02.2025
Plans	21-117-25A		06.02.2025
Plans	21-117-26A		06.02.2025
Site Plan	21-117-22E		06.02.2025
Access Details	700 B		07.04.2025
Swept path analysis	800B		07.04.2025

Subject to the following condition/s.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 28th October 2025

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
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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.
   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 the submitted details, manufacturer and specification details of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to development above finished floor level. The development shall be carried out in accordance with the approved details.

   Reason: To ensure the development responds positively to its context and successfully integrates with the adjoining buildings, in accordance with Policies LP10, LP11 and LP12 of the Huntingdonshire Local Plan to 2036 and paragraph 135 of the NPPF (2024).

4. Condition.
   No development (excluding demolition works) shall begin until details of the finished floor levels of all buildings and associated external ground levels have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall show the existing and proposed site levels and contours in relation to the adjacent highway, adjacent properties and to existing vegetation and surrounding landform. The submitted details shall include details of levels of all accesses to include pathways, driveways, steps and ramps to above Ordnance Datum (AOD). The development shall be carried out in accordance with the approved details.

   Reason: To ensure that the levels within the site would be satisfactory in the interests of visual and residential amenity, in accordance with Policies LP10, LP11, LP12 and LP14 of the Huntingdonshire Local Plan to 2036 and the NPPF (2024).

5. Condition.
   No development above finished floor level shall take place in connection with the development hereby approved until full details of:

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i. Hard landscape works, to include but not be limited to, full details of boundary treatments (including the position, height, design, material) to be erected and paved surfaces (including manufacturer, type, colour and size);
ii. Soft landscape works, to include planting plans (which show the relationship to all underground services and the drainage layout), written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants noting species, plant sizes, proposed numbers and densities, tree pit details (where appropriate) including, but not limited to, locations, soil volume in cubic metres, cross sections and dimensions;
iii. Full details of landscape maintenance regimes;
iv. An implementation programme for the landscape works;
have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in full in accordance with the approved details.

Any trees or plants which are planted in connection with the approved soft landscape details which within a period of five years from planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of the same size and species as those originally approved.

Reason: In the interests of visual amenity and to enhance the character and appearance of the site in accordance with Policies LP10, LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

6. Condition.
Prior to the installation of any external lighting, a scheme shall be submitted to and agreed in writing with the Local Planning Authority. This shall include, but not necessarily be limited to, the lighting specification (type, design etc), location, height, number and times of use. The lighting scheme shall be implemented in accordance with the approved details and adhered to in perpetuity.

Reason: To ensure that the necessary areas of the site are satisfactorily illuminated while limiting the impacts of artificial light upon other users of the countryside in accordance with Policies LP10, LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

7. Condition.
The operating hours for each unit shall be limited to within 8am-8pm Monday - Saturday.

Reason: On the basis of the application submission and to ensure the new industrial units accord with the existing use of the site to minimise amenity impacts on neighbours in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

8. Condition.

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Each unit hereby permitted shall meet Building Research Establishment Environmental Assessment Method (BREEAM) 'Good' (or successor or equivalent standards) as a minimum prior to first occupation and shall be retained as such thereafter.

Reason: To ensure the efficient use of energy, water and other resources in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

9. Condition.

A. Site Investigation Information

No development (except demolition of above ground structures) shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a competent person and shall assess any contamination on the site, whether or not it originates from the site. Moreover, it must include;

(i) details of previous land uses;
(ii) a site investigation survey of the extent, scale and nature of contamination;
(iii) an assessment of the potential risks to;
a) human health,
b) property*,
c) adjoining land,
d) groundwaters and surface waters,
e) ecological systems and
f) archaeological sites and ancient monuments.

* Property (existing or proposed) includes buildings, crops, livestock, pets, woodland and service lines and pipes

B. Submission of Remediation Scheme

Where contaminated is found which poses unacceptable risks, as determined by the local planning authority in its response to (A), no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include;

(i) an options appraisal and remediation strategy;
(ii) remediation objectives and remediation criteria;
(iii) remediation works to be undertaken and the order in which the works will be progressed;
(iv) a verification scheme providing details of the data that will be collected in order to demonstrate that the works set out in (iii) have been completed and identifying any requirements for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action.

The scheme should be designed to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use.

C. Implementation of Approved Remediation Scheme

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Where a detailed remediation scheme has been required and approved under (B), no occupation of any part of the permitted development which has been identified in the scheme as being subject to contamination shall take place until the approved scheme has been implemented and the verification report, including the results of sampling and monitoring carried out in accordance with the approved verification scheme to demonstrate that the site remediation criteria have been met, has been submitted to and approved in writing by the local planning authority. The report shall, if required by the local planning authority, also include a reassessment of the long-term monitoring of contaminant linkages, maintenance and arrangements for contingency action. The long-term monitoring and maintenance proposals shall be implemented as finally approved.

D. Reporting of Unexpected Contamination
If, during development, contamination not previously identified is found to be present at the site;
(i) it shall be reported in writing to the local planning authority within 1 working day;
(ii) no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until site investigations have been undertaken and a remediation strategy has been submitted to and approved in writing by the local planning authority detailing how this unsuspected contamination will be dealt with;
(iii) the remediation strategy shall be implemented as approved;
(iv) no occupation of any part of the permitted development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until;
a) the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the local planning authority;
b) if required by the local planning authority, any proposals for long-term monitoring of contaminant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the local planning authority.
(v) the long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, ecological systems and heritage assets, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with the National Planning Policy Framework and Policy LP14 of the Huntingdonshire Local Plan (2019).

10. Condition.
No development above slab level shall commence until a scheme for the provision and location of fire hydrants has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented, and thereafter retained as such.

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Reason: To ensure an adequate water supply is available for emergency use in the interests of public safety retained in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

11. Condition.
Development may not be begun unless:
(a) a biodiversity net gain plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

Reason: To ensure compliance with Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) and in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036 and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

12. Condition.
No development above slab level shall take place until a Biodiversity Method Statement which provides details of how the mitigation and enhancement recommendations contained in the Ecological Impact and Biodiversity Net Gain Assessment Appraisal (PEA) by Joanne Alderton Ecology, dated January 2025, received by the Local Planning Authority on 6th February 2025 will be carried out has been submitted to and approved in writing by the Local Planning Authority. The details shall include but not be limited to; specification, location, timing, an implementation programme, maintenance, and monitoring. The development shall be carried out in accordance with the approved details.

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

13. Condition.
No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:
a. The statement of significance and research objectives;

b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;

c. The timetable for the field investigation as part of the development programme;

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d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development.
Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

A brief for the recommended programme of archaeological works is available from this office upon request. Please see our website for CHET service charges

REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (DLUHC 2024) and Policy LP34 of the Huntingdonshire Local Plan (2019).

14. Condition.
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 the Huntingdonshire Local Plan (2019).

15. Condition.
Prior to the commencement of the first use 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 be a minimum width of 5.5m, for a minimum distance of 15m measured from the near edge of the highway carriageway and shall be retained as such thereafter. A metalled surface shall be provided for a minimum distance of 10m along the access road from its junction with the public highway and shall be retained as such thereafter.

Reason: In the interests of highway safety and to ensure satisfactory access into the site in accordance with Policy LP17 of the Huntingdonshire Local Plan (2019).

16. Condition.
The ditch / watercourse along the frontage of the site shall be constructed in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority prior to the

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commencement of development. No occupation of the new units shall take place until the development has been carried out in accordance with the approved details.

Reason: To ensure construction of a satisfactory access in accordance with Policy LP17 of the Huntingdonshire Local Plan (2019).

17. Condition.
Prior to the first occupation of the development the proposed on-site parking / servicing / loading, unloading / turning / waiting 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 the Huntingdonshire Local Plan (2019).

18. Condition.
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 and to ensure satisfactory access into the site in accordance with Policy LP17 of the Huntingdonshire Local Plan (2019).

19. Condition.
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 Drawing No.700-B Proposed Means of Access. 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 the Huntingdonshire Local Plan (2019).

20. Condition.
Prior to the first occupation of the development (or prior to the commencement of the proposed use) the junction of the access with the highway carriageway shall be laid out with 10m radius kerbs, and shall thereafter be retained as such.

Reason: In the interests of highway safety in accordance with Policy LP17 of the Huntingdonshire Local Plan (2019).

21. 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.

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Reason: To prevent surface water discharging to the highway in accordance with Policy LP17 of the Huntingdonshire Local Plan (2019).

22. Condition.
Prior to the first occupation of any of the 6 units hereby permitted the off-site highway improvement works shall be completed to the written satisfaction of the Local Planning Authority based on the plans submitted, and shall thereafter be retained as such.

Reason: To ensure that the highway network is adequate to cater for the development proposed in accordance with Policy LP17 of the Huntingdonshire Local Plan (2019).

23. Condition.
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or the Town and Country Planning (Use Classes) (England) Order 1987 (as amended) or any order amending, revoking or re-enacting these Orders, the industrial units hereby permitted shall be used only for purposes within Use Class E(g) as defined in the Town and Country Planning (Use Classes) Order 1987 and shall not be used for any other purpose without the express grant of planning permission from the Local Planning Authority first being obtained.

Reason: To reflect the basis upon which the application has been submitted and assessed as acceptable in principle, and to enable the Local Planning Authority to retain control of the development, in the interest of amenity in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

24. Condition.
The occupation of the units hereby approved shall be limited to the existing businesses on site, as at the date of this permission and their successors in title.

Reason: To protect the amenities of neighbouring businesses particularly in relation to adequate space for storage, waste and parking in accordance with Policy LP14 and Policy LP17 of the Huntingdonshire Local Plan to 2036.

25. Note to applicant.
If this development involves work to the public highway, it will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

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Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

26. 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.

27. 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.

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 following statutory exemption or transitional arrangement is considered to apply:

4.8 The permission which has been granted is for development which is exempt being Self and Custom Build Development, meaning development which:
iv) consists of no more than 9 dwellings;
v) is carried out on a site which has an area no larger than 0.5 hectares; and
vi) 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).

Irreplaceable habitat

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If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.
The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990
If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:
i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

28. 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.

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In relation to this application, it was considered and the process managed in accordance with the National Planning Policy Framework 2024.

29. Note to applicant.
INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087 Option 2 .

2. INFORMATIVE - Protection of existing assets - If a public sewer or water main is shown on record plans within the land identified for the proposed development. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

3. INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087 Option 2.

4. INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 Option 2 at the earliest opportunity.

Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Waters requirements.

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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.

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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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