Application Number: 25/01208/PIP

TOWN & COUNTRY PLANNING ACT 1990
The Town and Country Planning (Permission in Principle) (Amendment) Order 2017

Refusal of Permission in Principle

Mr Lewis Collins
Partners in Planning and Architecture Ltd
Suite 2
Clare Hall
St Ives Business Park
Parsons Green
St Ives
PE27 4WY

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

Proposal: Permission in principle for the erection of 1no. self-build bungalow following demolition of existing double garage and stable

Site address: Land West Of 2 Spring Cottage Leighton Road Old Weston

Applicant: Mrs Jayne Geldard

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

Plan Type	Reference	Version	Date Received
Location Plan	25.45.200		02.07.2025

1. Reason.
   The proposal represents unacceptable development outside of the built-up area of Old Weston which would result in encroachment and expansion of a small settlement into the countryside. The applicant has not demonstrated that the development would fall within a category which would allow for the relaxation of these policies. The building is not redundant or disused and so would not comply with the LPA's rural buildings policy.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 18th September 2025

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
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Furthermore, when consideration of the provision of safe and convenient access to the site is taken into account, users of the development would be required to navigate an unlit section of the highway with no footpath for a distance of approx. 110m in order to reach a footpath in order to access the limited services within the village centre and public transport links into the larger settlements. The location is therefore considered to be unsustainable in relation to these constraints.

It is therefore considered that the social, economic and environmental aspects of the proposal such as contribution to the 5YHLS, the impact on local business through expansion of a rural village and contribution to other trades such as builders and suppliers would not outweigh the significant and demonstrable harm which would result from the provision of a single self-build bungalow in this location and the development would be contrary to Policies LP9 (b & c), LP10 (b), LP12 (a & b) and LP33 a(i) of the Huntingdonshire Local Plan to 2036, parts C1, I1 and M2 of the National Design Guide (2021) and the provisions of Paras.117, 129, 135 and 187 of the NPPF (2024).

2. Reason.
Access to the site lies within Flood Zone 3. Whilst there has been a suggestion from the agent as to how this could be managed, the alternative proposal for access would lie outside of the red line as submitted. Therefore, insufficient detail has been provided and the development also fails to comply with Policy LP5 of the Local Plan to 2036.

C. Kerr

Clara Kerr
Chief Planning Officer

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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.

C. Kerr

Clara Kerr
Chief Planning Officer

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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.



Clara Kerr
Chief Planning Officer

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