Application Number: 25/00015/FUL

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Mr Russell Payne
Russell Payne MCIAT
Read House
High Street
Warboys
Huntingdon
PE28 2TB

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

Proposal: Retrospective application for mixed development comprising of agricultural & B2, B8, E(g) and Sui Generis uses

Site address: Glebe Farm School Lane Kings Ripton Huntingdon

Applicant: Mr Philip Rayner Glebe Farm Ltd

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

Plan Type	Reference	Version	Date Received
Location Plan	24:1318/1	Rev B	06.01.2025

C. Kerr

Clara Kerr
Chief Planning Officer

Date 16th May 2025

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

01480 388424

www.huntingdonshire.gov.uk

Site Plan	24:1318/2	Rev B	06.01.2025
Details	Transport Assessment	3432-TS-April 2025	14.04.2025

Subject to the following condition/s.

1. Condition.

   The development hereby permitted shall be retained and maintained 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.

2. Condition.

   Within a period of twelve months following the granting of this permission any existing access gates (at the B1090 entrance as consulted upon) shall be located to provide a minimum set back of 20 metres from the near edge of the highway carriageway. These shall be sliding or hung to open inwards to allow a waiting articulated vehicle to be clear of the B1090.

   If, at any point in the future gates are installed at this access then the same condition applies unless the Local Planning Authority gives written permission to any variance.

   Reason: In the interests of highway safety in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

3. Condition.

   The access shall retain a minimum width of 8 metres for a minimum distance of 30m measured from the near edge of the highway carriageway.

   Reason: In the interests of highway safety in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 16th May 2025

Huntingdonshire DISTRICT COUNCIL

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

01480 388424

www.huntingdonshire.gov.uk

4. Condition.

Under works carried out as part of the access improvement works, the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

5. Condition.

Within a period of twelve months following the granting of this permission visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted Drawing No. 3432-04 as provided within the approved Transport Statement prepared by MTC Engineering ref 3432-TS dated April 2025 and received by the Local Planning Authority on the 14th of April 2025.

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 Huntingdonshire's Local Plan to 2036.

6. Condition.

Within a period of twelve months following the granting of this permission the south eastern junction of the access with the highway carriageway shall be laid out with 15m radius kerbs and a 1 in 15 taper.

Reason: In the interests of highway safety in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

7. Condition.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 16th May 2025

Huntingdonshire DISTRICT COUNCIL

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

01480 388424

www.huntingdonshire.gov.uk

The improved 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 in accordance with Policies LP15 and LP17 of Huntingdonshire's Local Plan to 2036.

8. Condition.

The improved access shall have a metalled surface provided for a minimum distance of 20m along the access road from its junction with the public highway.

Reason: To prevent mud and extraneous material being deposited on the highway in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

9. Condition.

Within a period of twelve months following the granting of this permission the off-site highway improvement works shall be completed to the written satisfaction of the Local Planning Authority based upon the plans submitted within the approved Transport Statement prepared by MTC Engineering ref 3432-TS dated April 2025 and received by the Local Planning Authority on the 14th of April 2025.

Reason: To ensure that the highway network is adequate to cater for the development proposed in the interests of highway safety and in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

10. Note to applicant.

This development involves work to the public highway that 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.

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.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 16th May 2025

Huntingdonshire DISTRICT COUNCIL

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

01480 388424

www.huntingdonshire.gov.uk

The applicant should be informed that in order to carry out the works within the highway a short form Section 278 agreement will need to be entered into with the highway authority. Highways development - Cambridgeshire County Council.

11. Note to applicant.

*Public footpath, Number 2, Kings Ripton must remain open and unobstructed at all times. Building materials must not be stored on

Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).

*The Public footpath must not be used to access the development site unless the applicant is sure they have lawful authority to do so (it is an offence under S34 of the Road Traffic Act 1988 to drive on a Public footpath without lawful authority).

*No alteration to the footpath's surface is permitted without our consent (it is an offence to damage the surface of a public footpath under s1 of the Criminal Damage Act 1971).

*Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public

Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).

*The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).

*Members of the public on foot, have the dominant right of passage along the public footpath; private vehicular users must 'give way' to them.

*The Highway Authority has a duty to maintain Public Rights of Way in such a state as to be suitable for its intended use (S41 Highways Act 1980 and S66 Wildlife & Countryside Act 1981). If the surface of the

C. Kerr

Clara Kerr
Chief Planning Officer

Date 16th May 2025

Huntingdonshire DISTRICT COUNCIL

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

01480 388424

www.huntingdonshire.gov.uk

footpath is damaged as a result of increased motorised vehicle usage, the Highways Authority is only liable to maintain it to a footpath standard. Those with private vehicular rights will therefore be liable for making good the surface of the Public Right of Way.

*It is the responsibility of the Applicant to ensure that any works which may result in a material loss of established vegetation and/or damage to existing ecosystems (including potentially both habitats and protected species) within the existing public right of way or adjoining land, comply with relevant legislation and that any supplementary permits or permissions are secured prior to undertaking their public rights of way works.

*Furthermore, the applicant may be required to temporarily close public rights of way whilst construction work is ongoing. Temporary Traffic Regulation Orders (TTROs) are processed by the County Council's Street Works Team and further information regarding this can be found on the County Council's website at https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/roads-and-pathways/highway-licences-and-permits/

12. Note to applicant.

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions.

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 16th May 2025

Huntingdonshire DISTRICT COUNCIL

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

01480 388424

www.huntingdonshire.gov.uk

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting reference 25/00015/FUL.

13. 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.

14. 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.



Clara Kerr
Chief Planning Officer

Date 16th May 2025

Huntingdonshire DISTRICT COUNCIL

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

01480 388424

www.huntingdonshire.gov.uk

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

15. 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 (ie details submitted under Article 21 of the Town and Country Planning (General Development Procedure) Order). 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.huntsdc.gov.uk .

16. 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 one or more of the statutory exemptions or transitional arrangements is considered to apply:

    *The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 16th May 2025

Huntingdonshire DISTRICT COUNCIL

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

01480 388424

www.huntingdonshire.gov.uk

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.



Clara Kerr
Chief Planning Officer

Date 16th May 2025

Huntingdonshire DISTRICT COUNCIL

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

01480 388424

www.huntingdonshire.gov.uk

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.



Clara Kerr
Chief Planning Officer

Date 16th May 2025

Huntingdonshire DISTRICT COUNCIL

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

01480 388424

www.huntingdonshire.gov.uk