Application Number: 24/02413/FUL

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

RGP Ltd
Sovereign House
17 Princess Road West
Leicester
LE1 6TR

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

Proposal: Change of use of five show homes (sui generis) to permanent residential dwellings (Use Class C3) and new access

Site address: Potton Developments Mill Lane St Neots PE19 6EF

Applicant: Mr Justin Barker Kingspan Timber Solutions Ltd

in accordance with your application received on 27th December 2024 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan	102-686/RGP-SI-XX-DR-A-PL001-P01		27.12.2024
Tree Protection Plan	1854-003		27.12.2024

C. Kerr

Clara Kerr
Chief Planning Officer

Date 10th July 2025

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Garage details	102-686/RGP-GR-XX-DR-A-PL003-P01		23.01.2025
Landscaping	1854-004		27.12.2024
Access Details	28472_08_020_01 rev B		08.04.2025
Site Plan	102-686/RGP-SI-XX-DR-A-PL002-P05		18.04.2025
Floor Plan/s	1 rev M (plot 1 ground)		18.04.2025
Floor Plan/s	2 rev M (plot 1 first)		18.04.2025
Floor Plan/s	E rev D (plot 2 ground)		18.04.2025
Elevations	4 rev M (plot 1 elevations)		18.04.2025
Section	E12 rev M (plot 1 section)		18.04.2025
Floor Plan/s	E rev D (plot 2 first)		18.04.2025
Elevations	3 rev D (plot 2 elevation)		18.04.2025
Elevations	4 rev D (plot 2 elevation)		18.04.2025
Floor Plan/s	1 rev H (plot 3 ground)		18.04.2025
Floor Plan/s	2 rev H (plot 3 first)		18.04.2025
Elevations	3 rev H (plot 3 elevations)		18.04.2025
Floor Plan/s	GF (plot 4 ground)		18.04.2025
Floor Plan/s	FF (plot 4 first)		18.04.2025
Section	SEC (plot 4 section)		18.04.2025

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Roof Plan	R (plot 4 roof)		18.04.2025
Elevations	E1 (plot 4 elevations)		18.04.2025
Elevations	e2 (plot 4 elevations)		18.04.2025
Plans	2 rev G (plot 5 floor and section)		18.04.2025
Elevations	0305 rev A (plot 5 elevations)		04.07.2025

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.

   Prior to the first occupation of the development (or 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 plan No28472_08_020_rev B. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

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Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

4. Condition.

Prior to the first occupation of the development hereby permitted (or prior to the commencement of the use hereby permitted) the off-site highway improvement works shall be completed. Confirmation of this shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be retained in accordance with the approved details as such thereafter.

Reason: In the interests of highway safety and to ensure that the highway network is adequate to cater for the development proposed. in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

5. Condition.

The development shall not commence until:

a) a biodiversity net gain plan has been submitted to the planning authority; and

b) The planning authority has approved the plan

The biodiversity net gain plan shall be implemented in accordance with the approved details.

Reason: This pre-commencement condition is required to ensure the development delivers a biodiversity net gain and secures the protection and effective management of the remaining habitat on site in accordance with Schedule 7A of the Town and Country Planning Act 1990, the NPPF 2024 and Policy LP30 of the Huntingdonshire Local Plan to 2036.

6. Condition.

All hard and soft landscape works shall be carried out and maintained in accordance with the approved details on drawing no 1854-004. The works shall be carried out prior to the occupation of any part of the development. 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



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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.

7. Condition.

The development hereby permitted shall be carried out in accordance with the submitted tree protection measures reference drawing no. 1854-003 received by the Local Planning Authority 27/12/2024. The measures shall be implemented prior to the commencement of any development, demolition, clearance or other preparatory operations including excavations and shall be retained intact for the duration of the construction works.

Any trees, shrubs or hedges covered by the agreed protection measures, which die or become severely damaged either from natural causes or as a result of the construction works; during the construction works or within five years from the completion of the construction works, shall be replaced with trees, shrubs or hedge plants of similar size and species, unless otherwise agreed in writing with the Local Planning Authority. Replacement planting to be undertaken by the end of the next available planting season.

Reason: To safeguard the retained trees, shrubs and hedges on and adjacent to the site and in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policies LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

8. 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 the development of land in England is deemed to have been granted subject to the condition "(the 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.

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There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are:

1. The application for planning permission was made before 12 February 2024.

2. 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.

3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and

(i)the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or

(ii)the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

Based on the information available this permission is considered to be one which will require the approval of a Biodiversity Gain Plan before development is begun because none of the statutory exemptions or transitional arrangements listed above are considered to apply.

9. 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 applicants 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.

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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.

10. 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.

11. 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.

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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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