Application Number: 25/00966/PIP

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

Refusal of Permission in Principle

Mrs K Brown
PDG Architects
1 Eaglethorpe Barns
Eaglethorpe
Warmington
Peterborough
PE8 6TJ

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

Proposal: Permission in principle for a minimum of seven and a maximum of nine dwellings, not to exceed a total GIA of 999m2

Site address: Land West Of Grove Cottage Malting Lane Ellington

Applicant: Mr D Biagioni Rose Homes (EA) Ltd

in accordance with your application received on 28th May 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan	25015/L(90.1)01		28.05.2025

1. The proposed development lies outside the built-up area of Ellington and fails to meet the specific criteria for development in such locations as set out in the Huntingdonshire Local Plan to 2036 and the Grafham and Ellington Neighbourhood Plan. The introduction of residential dwellings on this open, undeveloped site would erode the site's rural and transitional qualities and harm its role as a visual and spatial buffer between the Ellington Conservation Area and the surrounding countryside, resulting in significant and demonstrable harm to the character and setting of the settlement. Additionally, the site's distance from essential services and

C. Kerr

Clara Kerr
Chief Planning Officer

Date 10th July 2025

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Huntingdon. PE29 3TN
Dmadmin@huntingdonshire.gov.uk

01480 388424
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infrastructure would lead to an unsustainable reliance on private vehicles. Overall, it would result in significant and demonstrable harm and is contrary to Policies LP9, LP10 (part b), LP11, LP12 (parts a, b, c, f and i), policies GENP1, GENP2 and GENP4 of the Grafham and Ellington Neighbourhood Plan (2020- 2036), the National Design Guide (2021) parts C1, I1, M1 and M2, and the provisions of the NPPF (2024), in particular Para. 135 parts a, c and f.



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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.

General Notes

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Huntingdonshire DISTRICT COUNCIL

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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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