Application Number: 25/01031/CLED

Town and Country Planning Act, 1990: Section 191 and 192
(as amended by Section 10 of the Planning Compensation Act, 1991)

Town and Country Planning (Development Management Procedure) (England) Order 2015
(Amended)

Mr Darren Coote
C/O Mr Tom Kilvert
Brown & Co
The Fairways
Wyboston Lakes
Great Nort Road
Wyboston
St Neots
MK44 3AL

The Huntingdonshire District Council hereby certify that on the 9th June 2025 the operation described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged in red on the plan attached to this certificate, is not lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended) for the following reason:

1. Reason - Based on the evidence submitted and available to the Local Planning Authority and based on the test of 'balance of probability', the applicant has failed to provide sufficiently precise evidence to demonstrate that the outbuildings the subject of this application have been continuously used incidentally to the dwellinghouse for a period in excess of 10 years or more. For that reason, it is recommended that a certificate is not granted for existing lawful use.



Clara Kerr
Chief Planning Officer
Development Services
Corporate Delivery
(Councils Authorised Officer)
On behalf of Huntingdonshire District Council

29th August 2025

29th August 2025

Huntingdonshire DISTRICT COUNCIL

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

01480 388424

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First Schedule

Certificate of lawful existing development for the regularisation of the incidental use of outbuildings for a period of ten years

Second Schedule

Land At Westfield Farm
Great North Road
Buckden
PE19 5XJ

Notes

1. This certificate is issued solely for the purpose of section 191 of the Town and Country Planning Act 1990 (as amended).

2. It certifies that the operation specified in the First Schedule taking place on the land specified in the Second Schedule would not have been lawful, on the specified date and thus would have been liable to enforcement action under section 172 of the 1990 Act on that date.

3. This decision applies only to the extent of the operation described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan.

29th August 2025

Huntingdonshire DISTRICT COUNCIL

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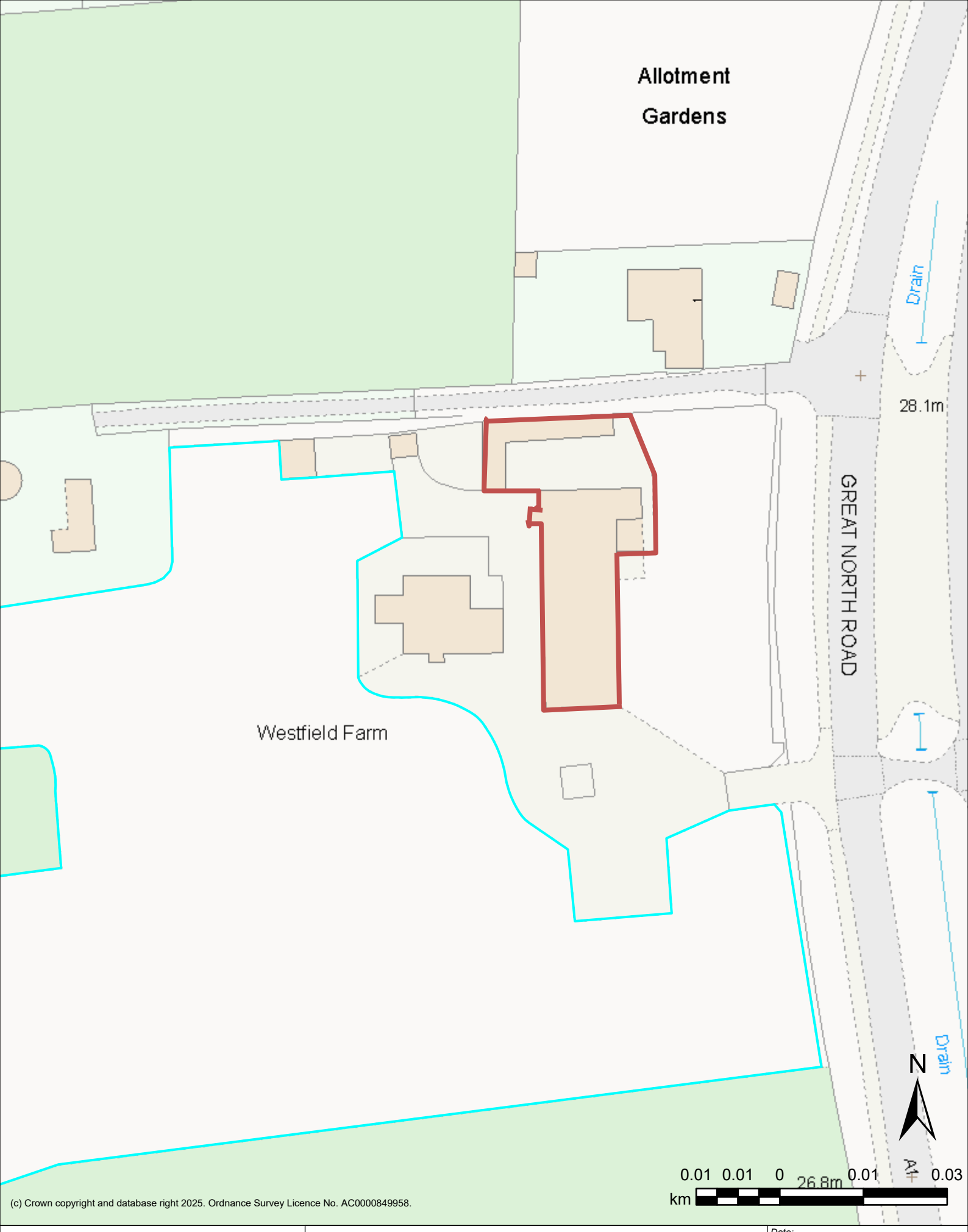

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Huntingdonshire DISTRICT COUNCIL

Title:

Red Line Plan - 2501031CLED - land at Westfield Farm Buckden

Date: 29 August 2025

Produced by: Mapping Portal

Scale: 1:827 @ A4