RE Design Architects Ltd
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Planning Services
Huntingdonshire District Council
Pathfinder House, St Mary's Street
Huntingdon PE29 3TN

Application under Section 73 of the Town and Country Planning Act 1990 to remove Condition 3 of planning permission 21/02168/FUL

Site: Motorsense Ltd, 6 Station Road, St Neots PE19 1AR

Dear Sir/Madam,

We act for Motorsense Ltd. This application seeks the removal of Condition 3 of planning permission 21/02168/FUL, granted on 25 November 2021, so that the existing storage building may remain on site. In the alternative, we ask that the condition be varied to allow a further period of 5 or 10 years.

Background

Permission was granted for an 800m² aluminium-framed structure for the storage of automotive parts on the existing yard to the south of the warehouse. Condition 3 requires the use and siting to be discontinued and the structure removed within 5 years of first use. The building was first used in December 2021, so the period expires in December 2026. It has been erected and operated in accordance with the approved plans and with Conditions 4 and 5.

Reason for the condition

Condition 3 was imposed "to ensure a satisfactory standard of development". The officer's report shows the concern was visual appearance.. The officer found the scheme acceptable on balance, the removal condition ensured no longer-term adverse impact on the character and appearance of the area.

Evidence from five years in place

1. The building has stood on site since December 2021 and is well maintained. Photographs

are attached.

2. No complaint has been made about its appearance, either to the Council or to the applicant.
3. It is now an established part of the built environment and landscape of the Station Road Industrial Area. As the officer found in 2021, it sits on ground notably lower than Station Road, set back from the frontage and softened by existing planting. Its height and mass integrate well with the adjacent units.
4. There have been no incidents of any kind associated with the building.
5. Appearance remains controlled by Condition 4 (external materials), and residential amenity by Condition 5 (operating hours). Neither is affected by this application.
6. The business need is unchanged from the original application. The building supports the existing storage operation of the warehouse, and the other matters assessed in 2021, including amenity, highways and parking, drainage, and biodiversity, remain unchanged.

Policy

The site remains within an Established Employment Area, and the proposal continues to accord with Policies LP18, LP11, LP12 and LP14 of the Huntingdonshire Local Plan to 2036, as the officer concluded in 2021. The National Planning Policy Framework (December 2024) gives significant weight to supporting economic growth and the adaptation of existing businesses. Paragraph 57 requires planning conditions to be necessary and reasonable. Five years of evidence shows the visual harm the condition was designed to guard against has not arisen, and its continued imposition is no longer necessary.

Request

We ask that Condition 3 be removed. If the Council considers that some time limit remains necessary, we ask that Condition 3 be varied so that the use and siting are discontinued and the structure removed by December 2031 providing a further period of 5 years. All other conditions of 21/02168/FUL would continue to apply.

We would be pleased to discuss the application with the case officer.

Yours faithfully,

Rhydian Eldridge
RE Design Architects Ltd

Yours Sincerely

Rhydian Eldridge
Architect

[redacted] arb Architects Registration Board






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All visitors must report to reception
SECURITY NOTICE
Unauthorised vehicles will be clamped