Application Number: 25/01038/FUL

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Mr James Jones
Tonbridge golf centre ltd
Cannon Lane
Tonbridge
Kent
TN9 1PP

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

Proposal: Siting of three padel tennis courts

Site address: Blue Diamond Banks End Wyton Huntingdon

in accordance with your application received on 9th June 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Block Plan	2025.841.03		23.06.2025
Floor Plan/s	2025.841.04		23.06.2025
Floor plans and Elevations	2025.841.05		23.06.2025

C. Kerr

Clara Kerr
Chief Planning Officer

Date 30th September 2025

Huntingdonshire DISTRICT COUNCIL

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Location Plan	Location Plan		23.06.2025
Lighting layout	2025.841.03		14.07.2025
lighting details	Lighting Statement		14.07.2025

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.

   The materials to be used in the external construction of the development, hereby permitted, shall be as detailed in received by the Local Planning Authority (LPA) on the 23rd of June 2025 unless otherwise agreed in writing by the LPA.

   Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies LP10, LP11 and LP12 of the Huntingdonshire Local Plan to 2036 and Policy HWNP17 of the Houghton and Wyton Neighbourhood Development Plan 2018-2036 (March 2018).

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4. Condition.

The padel courts shall only be operational between the following hours:

07:00 - 23:00 Mondays to Saturdays,

08:00 - 22:00 Sundays,

08:00 - 22:00 Bank or Public Holidays.

Reason: To safeguard the amenity of adjoining occupiers in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

5. Condition.

Anti-vibration bushings shall be fixed between all panels and supports as per the email received from the applicant and retained on file by the Local Planning Authority dated 18th of August 2025. this shall be undertaken prior to the padel courts being brought into first use and thereafter retained and maintained in perpetuity.

Reason: In order to dampen vibrations and reduce noise transmission to safeguard the amenity of adjoining occupiers in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

6. Condition.

All lighting is to be installed in accordance with the guidance contained within the Institute of Lighting Professionals Guidance on the Reduction of Obtrusive Light document (2021) and retained as such in perpetuity unless the Local Planning Authority gives written permission to any variance.

Reason: To safeguard the amenity of adjoining occupiers from impacts of obtrusive light in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

7. Condition.

Lighting shall not be operational outside of a period of ten minutes prior to or following the times of operation of the padel courts set out in Condition 4 above.

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Reason: To safeguard the amenity of adjoining occupiers from impacts of obtrusive light in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

8. Condition.

Notwithstanding the requirements of Condition 6 of this permission, all lighting shall be installed in accordance with the details submitted to the Local Planning Authority (LPA) on the 14th of July 2025 (plan reference 2025.841.03 and associated Lighting Statement for 25/01038) and shall be retained and maintained as such in perpetuity unless the LPA gives written permission to any variance.

Reason: To prevent light spill onto the adjacent public highway in the interests of highway safety in accordance with Policy LP17 of the Huntingdonshire Local Plan to 2036.

9. Condition.

No development, demolition, clearance or preparatory operations (including excavations and archaeology), hereafter referred to as "the works", shall commence on site in connection with the development hereby approved, until a basic Tree Protection Plan showing the location of the proposed protective fencing has been submitted to, and approved in writing by the Local Planning Authority. The approved Tree Protection Plan shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works, be retained intact for the duration of the construction works and only be removed or altered with the prior written approval of the Local Planning Authority.

Any trees, shrubs or hedges subject to the protection measures which die or become severely damaged within five years from the completion of the construction works shall be replaced with trees, shrubs or hedge plants of similar size and species.

Reason: This is a pre-commencement condition to ensure that initial site operations do not harm any trees, shrubs and hedges to be retained on and adjacent to the site (and if necessary their replacement) in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policies LP10, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

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10. Condition.

The development, hereby permitted, shall not be brought into first use until the identified flood alleviation and protection measures have been completed in accordance with the submitted Flood Risk Assessment received by the Local Planning Authority on the 26th of June 2025. The completed measures shall thereafter be retained in accordance with the approved measures.

Reason: To prevent the increased risk of flooding in accordance Policy LP5 of the Huntingdonshire Local Plan to 2036 and Policy HWNP14 of the Houghton and Wyton Neighbourhood Development Plan 2018-2036 (March 2018).

11. Condition.

No development shall commence until a Biodiversity Net Gain Plan has been submitted to and approved in writing by the Local Planning Authority demonstrating a scheme for biodiversity net gain to achieve 10% biodiversity net gain (BNG). These details shall include:

a) A Biodiversity Net Gain Plan Template which provides details on how the development will achieve 10% biodiversity net gain (BNG). The details shall include but not be limited to; net gain strategy, irreplaceable habitats, on-site habitat enhancements, off-site habitat enhancements, statutory biodiversity credits and trading summary;

b) A management and monitoring plan for on-site and off-site biodiversity net gain including 30 year objectives, management responsibilities, maintenance schedules and a methodology to carry out monitoring in years 2, 5, 10, 20 and 30 from commencement of development, to ensure the BNG is progressing towards achieving its objectives;

c) How contingencies and/or remedial action will be identified, agreed with the Local Planning Authority and implemented where the plan is not meeting the BNG requirements. The development shall be carried out in accordance with the approved details. Reason: To ensure the conservation and enhancement of biodiversity and delivery of 10% Biodiversity Net Gain (BNG). To ensure the habitats and hedgerows formed are maintained for at least 30 years in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036 and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

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Reason: To ensure the conservation and enhancement of biodiversity and delivery of 10% Biodiversity Net Gain (BNG). To ensure the habitats and hedgerows formed are maintained for at least 30 years in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036, Policy HWNP6 of the Houghton and Wyton Neighbourhood Development Plan 2018-2036 (March 2018) and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

12. 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.

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.

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14. 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 (i.e. details submitted under Article 27 of the Town and Country Planning (General Development Procedure) Order 2015. 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.huntingdonshire.gov.uk. The Local Planning Authority should give written confirmation within a period of 8 weeks from the date on which the request and fee are received.

15. Note to applicant.

Biodiversity Net Gain

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. 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 require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

The permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

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In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).



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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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