Application Number: 25/00950/FUL

TOWN & COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

Mr David Mead
The Planning Partnership
14 Hilton Road
Fenstanton
Huntingdon
PE28 9LJ

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

Proposal: Retrospective planning for a new 4 bed dwelling, following approval of planning Ref 21/01655/FUL | Conversion of a disused agricultural building to form 1No. dwelling

Site address: Agricultural Buildings South East Of Rose Cottage Puddock Road Warboys

Applicant: Mr And Mrs S Robinson

in accordance with your application received on 27th May 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Flood Risk Assessment	Flood Risk Assessment		23.06.2025
Ecological Phase One Survey	Preliminary Ecological Appraisal Including a Protected Species Assessment		09.06.2025
Ecological Phase One Survey	Update Preliminary Ecological Appraisal		09.06.2025
Plans	JPT/MR/0422/101	Rev BR07	09.06.2025
Plans	JPT/MR/0422/102	Rev BR04	27.05.2025

C. Kerr

Clara Kerr
Chief Planning Officer

Date 30th September 2025

Huntingdonshire DISTRICT COUNCIL

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

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www.huntingdonshire.gov.uk

1. Reason.
   Planning permission was previously granted for the conversion of a disused agricultural building to one dwelling under reference 21/01655/FUL. The former agricultural building was demolished and therefore this permission does not provide a fallback position. This application seeks retrospective permission for a new build dwelling in the countryside which has been constructed on a similar footprint to the former building. The constructed dwelling does not accord with the specific and limited opportunities for development in the countryside provided for by policies of the Huntingdonshire Local Plan to 2036 and does not comply with Huntingdonshire's strategy for development which seeks to concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities. The development proposal therefore conflicts with Policies LP2 and LP10 of Huntingdonshire's Local Plan to 2036.

2. Reason.
   Planning permission was previously granted for the conversion of a disused agricultural building to one dwelling under reference 21/01655/FUL whereby the sequential and exception tests were not required in accordance with paragraph 176 of the updated NPPF (2024). The former agricultural building was demolished and therefore this permission does not provide a fallback position. The current proposal for a new build dwelling requires the sequential test however it is considered that it fails as there are likely to be sites with lower risk of flooding available for one open market dwelling elsewhere in the District. The development is contrary to Policy LP5 of the Huntingdonshire Local Plan to 2036 and Section 14 of the National Planning Policy Framework 2024. The development is therefore unacceptable in principle as it would place people and property at an unwarranted risk of flooding.

3. 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.

C. Kerr

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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

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.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 30th September 2025

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