Application Number: 25/00876/FUL

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Mr Lee Pittam
LP17 Design
25 Falcon Way
Bourne
PE10 0GT
United Kingdom

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

Proposal: Demolition of existing buildings & erection of 7No. Residential dwellings including landscaping, associated pedestrian and vehicular access

Site address: Land North Of 12A The Green Yaxley

Applicant: Mr Urfan Azam Construction for Generations Limited

in accordance with your application received on 14th May 2025 and plans (listed below) which form part of the application.

C. Kerr

Clara Kerr

Chief Planning Officer

Date 20th April 2026

Huntingdonshire DISTRICT COUNCIL

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Plan Type	Reference	Version	Date Received
Floor Plan/s	LP01002-PLOT6.7-DS-01.2	A	19.03.2026
Location Plan	LP01002-LP-01	A	30.10.2025
Site Layout	LP01002-SL-01	D	13.04.2026
Materials Layout	LP01002-EMP-01	C	27.03.2026
Floor plans and Elevations	LP01002-PLOT1.2-DS-01	A	30.10.2025
Floor plans and Elevations	LP01002-PLOT2.3-DS-01	A	30.10.2025
Floor plans and Elevations	LP01002-PLOT5-DS-01	B	19.03.2026
Elevations	LP01002-PLOT6.7-DS-01.1	B	19.03.2026
Floor plans and Elevations	LP01002-PLOT4-DS-01	B	19.03.2026

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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.

   Notwithstanding the details shown on the external materials plan (LP01002-EMP-01 Rev C) hereby approved, no development above slab level shall take place until details of the following external materials to be used have been submitted to and approved in writing by the Local Planning Authority:

   i) Details of rainwater goods including colour.

   ii) Details and materials of cills and Headers

   iii) Details and materials for the construction of any porch canopies.

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iv) Details and materials (including colour) for the construction of doors, windows (including reveal depth)

The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

4. Condition.

Notwithstanding the submitted details, no development above slab level shall take place until architectural details have been submitted to and agreed in writing by the Local Planning Authority. The details shall include the following:-

i) Eaves and Verge Details;

ii) Location and colour of meter boxes;

iii) Location and colour of external flues, vents and extracts.

The development shall be carried out in accordance with the approved details

Reason - In the interests of visual amenity in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

5. Condition.



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No development above slab level,other than demolition, shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

(a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;

(b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;

(c) a hard landscaping plan, indicating location, manufacturer, type, colour and size;

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

6. Condition.

All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place during the current or next planting season.

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Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

7. Condition.

No development, except for demolition or site clearance, shall take place until details showing the finished floor levels of the proposed dwellings in relation to the existing and proposed ground levels of the site including gardens, footpaths and parking) and surrounding land has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure that the proposed finished floor levels and landform do not detract from the character and appearance of the area and residential amenity in accordance with Policies LP12 and LP14 of the Huntingdonshire Local Plan to 2036.

8. Condition.

No development above ground level, other than demolition, shall commence until a scheme for the provision and implementation of foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies LP5, LP12 and LP15 of the Huntingdonshire Local Plan to 2036.

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9. 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 Biodiversity Method Statement which provides details of how the recommendations contained in the Biodiversity Net Gain Report carried out by Elton Ecology Ltd dated May 2025 and received by the Local Planning Authority on 14th May 2025 will be carried out. The details shall include but not be limited to; specification, location, timing, an implementation programme.

c) 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;

d) 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.



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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 and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

10. Condition.

The development shall be carried out in accordance with the mitigation measures set out in the Preliminary Bat Roost Assessment Survey Report carried out by Indigo Surveys Ltd (ref 231586/E1) dated November 2023 and received by the Local Planning Authority on 14th May 2025.

Reason - In the interest of conserving protected species in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

11. Condition.

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

a) the statement of significance and research objectives;

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b) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;

c) The timetable for the field investigation as part of the development programme;

d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason - This is a pre-commencement condition to ensure that before any demolition and/or development commences an appropriate archaeological investigation of the site has been submitted and thereafter implemented in accordance with that investigation in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

12. Condition.

No development (or phase of), or any investigations required to assess the contamination of the site, shall commence until a Phase 1 Desk Top Study and a Phase 2 Site Investigation Strategy have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that before development commences, risks from land contamination to the future users of the land and neighbouring land are identified and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors as well as to controlled waters, property and ecological systems in accordance with Policies LP14 and LP37 of the Huntingdonshire Local Plan to 2036.

13. Condition.

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No development (or phase of) shall commence until the following have been submitted to and approved in writing by the Local Planning Authority:

(a) A Phase 2 Intrusive Site Investigation Report, if required, based upon the findings of the approved Phase 1 Desk Top Study.

(b) A Phase 3 Remediation Strategy, if required, based upon the findings of the approved Phase 2 Intrusive Site Investigation Report.

Reason: To ensure that before any development commences, any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Policies LP14 and LP37 of the Huntingdonshire Local Plan to 2036.

14. Condition.

The development (or each phase of the development where phased) shall not be occupied until the approved Phase 3 Remediation Strategy, if required, has been implemented in full.

Reason: To ensure that any contamination of the site is effectively remediated in the interests of environmental and public safety in accordance with Policies LP14 and LP37 of the Huntingdonshire Local Plan to 2036.

15. Condition.



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The development (or each phase of the development where phased) shall not be occupied until a Phase 4 Verification/Validation Report demonstrating full compliance with the approved Phase 3 Remediation Strategy, if required, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Policies LP14 and LP37 of the Huntingdonshire Local Plan to 2036.

16. Condition.

If unexpected contamination is encountered during the development works which has not previously been identified, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination. The development shall thereafter be carried out in accordance with the approved Intrusive Site Investigation Report and Remediation Strategy.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Policies LP14 and LP37 of the Huntingdonshire Local Plan to 2036.

17. Condition.

The existing access to the site shall be permanently and effectively closed and the footway/ highway verge shall be reinstated within 28 days of the bringing into use of the new access.



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Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

18. Condition.

    The access hereby approved shall be a minimum width of 5 metres, for a minimum distance of 10 metres measured from the near edge of the highway carriageway and retained as such.

    Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

19. Condition.

    The development, hereby permitted, shall not be occupied or brought into use, until the vehicular access where it crosses the public highway has been laid out and constructed in accordance with the Cambridgeshire County Council Housing Estate Roads Construction Specification and the approved plans and shall be retained as such.

    Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

20. Condition.

    No part of the development shall be occupied or the use commenced until the proposed space for on-site parking and turning has been laid out, demarcated, levelled, surfaced and drained in accordance with approved drawing number LP01002-SL-01 Rev D and thereafter retained for that specific use.



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Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

21. Condition.

Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

22. Condition.

The access hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the public highway and uses a bound material for the first 10 metres to prevent debris spreading onto the public highway. Once constructed the driveways shall be retained as such.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

23. Condition.

The development, hereby permitted, shall not be occupied or brought into use, until a 4.3 metre x 43 metre visibility splay either side of the vehicular access has been provided, measured along the centre line of the proposed access from its junction with the channel line of the highway carriageway. The splays

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shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

24. Condition.

No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. The principal areas of concern that should be addressed are:

(a) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)

(b) Contractor parking, with all such parking to be within the curtilage of the site where possible

(c) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)

(d) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway

The traffic management plan shall be carried out for the duration of the development in accordance with the approved details.



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Reason: To ensure that before development commences, highway safety will be maintained during the course of development in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

25. Condition.

Prior to the first occupation of the development hereby permitted, the off-site highway improvement works comprising of a 2m wide footway on the south western side of Beatons Close from the boundary of No. 14 to the junction with the Green, shall be completed to the written satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

26. Condition.

Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

27. Condition.

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Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence, until details of the facilities for the provision of secure covered cycle parking for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the siting, means of enclosure, cycle rack systems where appropriate, appearance and materials. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained as such.

Reason - To ensure appropriate provision for the secure storage of bicycles to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

28. Condition.

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence until details of the provision of bin stores for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include, siting, means of enclosure, appearance and materials where appropriate. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained and only used as such.

Reason - To ensure appropriate provision for the secure storage of bins in accordance with Policy LP12 the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

29. Condition.

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The development, hereby permitted, shall not be occupied until the proposed first floor en-suite windows in the side elevations of plot 6 and 7 have, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details

Reason: To prevent overlooking of the adjoining properties in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

30. Condition.

No external lighting shall be provided or installed within the parking courtyard area other than in accordance with a scheme which has been submitted to and approved in writing by the local planning authority. The scheme shall be carried as approved and shall be retained as such.

Reason: To minimise the effects of light pollution on the surrounding area and to protect biodiversity interests in accordance with Policies LP14 and LP30 of the Huntingdonshire Local Plan to 2036.

31. Condition.



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The residential dwelling hereby approved shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable' prior to first occupation. Such provision shall be maintained for the lifetime of the development.

Reason -To ensure the adequate provision of accessible and adaptable dwellings in accordance with Policy LP25 of Huntingdonshire's Local Plan to 2036.

32. Condition.

The proposed residential dwelling hereby approved shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement for water efficiency, as set out in Approved Document G prior to first occupation. Such provision shall be maintained for the lifetime of the development.

Reason - To ensure the adequate provision of water efficiency methods in accordance with Policy LP12 part j of Huntingdonshire's Local Plan to 2036.

33. 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.



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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.

34. 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.

35. 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.



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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.

36. Note to applicant.

Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

Protection of existing assets - a public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087

The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (Under Sections 104 of the Water Industry Act 1991) they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.



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37. Note to applicant.

Partial discharge of condition 11 can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

A brief for the recommended programme of archaeological works is avaiable from the Historic Environment Team at Cambridgeshire County Council upon request.

38. Note to applicant.

The development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public Highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

The applicant should note that in order to carry out the works within the highway a full Section 278 Agreement will need to be entered into with the highway authority.

39. Note to applicant.

There is a Unilateral Undertaking (dated 13th April 2026) for the payment of refuse bins associated with this planning application.



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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



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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.

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.



Clara Kerr

Chief Planning Officer

Date 20th April 2026

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street

Huntingdon. PE29 3TN

01480 388424

Dmadmin@huntingdonshire.gov.uk

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