Application Number: 25/00940/FUL

TOWN & COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

Mr David Hartley
David Hartley Associates
22 High Street
Stilton
Peterborough
PE7 3RA

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

Proposal: Proposed conversion/change of use from storage outbuilding to dwelling

Site address: 6 Abbey Rooms Lane Ramsey Huntingdon PE26 1BY

Applicant: Mr Robert Hodder

in accordance with your application received on 23rd May 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Plans	RH6/1B		30.05.2025
Plans	H6/2A		30.05.2025
Site Plan			23.05.2025
Location Plan			23.05.2025

1. Reason.
   The proposed intensification of use at the junction of Abbey Rooms Lane and the B1096 High Street by this additional dwelling is considered to be unacceptable in highway safety terms. The existing access from the B1096 is of insufficient width to allow two way vehicle movements and has limited pedestrian and vehicle visibility. The site lies in close proximity to Abbey College, the B1096 experiences significant vehicular and pedestrian traffic, and in particular during school start and finish times, making adequate visibility and a safe width of accesses essential. The

C. Kerr

Clara Kerr
Chief Planning Officer

Date 25th July 2025

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proposal would result in an increase in vehicle movements, intensifying this use of the existing substandard access. In addition the single parking space to serve the proposed dwelling would be positioned too far from the house, with limited natural surveillance, which would likely lead to users of the dwelling choosing to park in unsafe locations in the vicinity of the site, leading to further highway safety dangers. As such, the development would have an unacceptable impact on highway safety due to the substandard access width and visibility and fails to provide adequate space for safe vehicle parking to serve the needs of the dwelling, contrary to Policy LP17 of the Local Plan and Paragraph 116 of the National Planning Policy Framework (NPPF).

2. Reason.
In the absence of a signed Unilateral Undertaking, the application fails to make an adequate provision for Wheeled Bins. The proposal therefore fails to accord with Policy LP4 of the Local Plan and part H of the Developer Contributions SPD (2011).

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

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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.



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