Application Number: 25/00967/PIP

TOWN & COUNTRY PLANNING ACT 1990
The Town and Country Planning (Permission in Principle) (Amendment) Order 2017

Refusal of Permission in Principle

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: Permission in principle for the proposed residential development of 5-9 dwellings

Site address: Land At 291 And Rear Of 293 To 307 Ugg Mere Court Road Ramsey Heights

Applicant: Messrs Bedford

in accordance with your application received on 28th May 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan	25/1007/201		28.05.2025

1. Reason.
   The proposed development is contrary to the development plan, being residential development in the open countryside and in the rural policy area outside the built-up area of Ramsey Heights which does not meet any development plan policy exceptions.

   Whilst reduced weight has been given to the relevant policies given the situation with the Council's five-year housing land supply and application of tilted balance, the proposal represents an unacceptable visual encroachment into the countryside, by introducing a backland form of development, where the prevailing character and pattern of development in the vicinity is one of

C. Kerr

Clara Kerr
Chief Planning Officer

Date 15th July 2025

Huntingdonshire DISTRICT COUNCIL

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ribbon linear development of houses fronting the main road, with deep rear gardens bounding the countryside. The development would result in a visually odd and harmful staggered boundary with the countryside, exacerbating this countryside encroachment, when compared with neighbouring sites, rather than the clear existing linear form of built form and then the countryside beyond. Furthermore, the location of the site is considered to be unsustainable for 5-9 dwellings proposed, having regard to the limited services and infrastructure within the village and its surrounds.

It is therefore considered the benefits would not significantly and demonstrably outweigh the harm, and so the proposal is contrary to Policy LP9 (parts a and c), LP10 (in entirety), LP11, LP12 (parts a, b and c), the National Design Guide (2021) parts C1 and I1 and the provisions of the NPPF (2024), in particular Para. 135 parts a and c.

2. 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.

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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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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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