Application Number: 24/01917/PIP

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

Refusal of Permission in Principle

Mr Jonathan Mills
Partners in Planning and Architecture Ltd
Suite 2
Clare Hall
Parsons Green
St Ives
PE27 4WY

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

Proposal: Permission in principle for the construction of up to 8no dwellings

Site address: Land Adjacent To 5 High Street Hail Weston

Applicant: Ms Sadler

in accordance with your application received on 16th October 2024 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan	2023.26.100		16.10.2024
Block Plan	2024.61.100		16.10.2024

1. Reason.
   The proposed development would be outside of the built-up area of Hail Weston and it does not accord with the limited and specific opportunities for development on land outside the built-up area of small settlements provided for by other policies of the Local Plan. The loss of the existing open and undeveloped character, and the introduction of a domestic form of development would have a notable urbanising effect and would erode a visual buffer between the built-up area of Hail Weston and the open countryside to the detriment of the rural character of the site and fails to

C. Kerr

Clara Kerr
Chief Planning Officer

Date 11th December 2024

Huntingdonshire DISTRICT COUNCIL

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protect the character of the existing settlement. The location and amount of development would be contrary to the strategy for managing growth across the District and result in significant harm to the intrinsic character and beauty of the countryside. The proposal therefore conflicts with Policies LP2, LP9, LP10, LP11 and LP12 parts a-c of the Huntingdonshire Local Plan to 2036.

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 2023.

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.

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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.

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