Application Number: 24/02148/FUL

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Tom Kilvert
Brown & Co
The Fairways
Wyboston Lakes
Great North Road
Wyboston
St Neots
MK44 3AL

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

Proposal: Change of use of land to open storage and extension to hardstanding, remodelling an existing earth bund and creation of an earth mound as a drainage solution (part retrospective).

Site address: Pasturelands Taylors Lane Buckden St Neots

Applicant: Mr Andrew Magee

in accordance with your application received on 18th November 2024 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Section	054191		18.11.2024
Site Plan	24.020.DK0002	P5	14.05.2026
Site Plan	24.020.DK0001	P5	14.05.2026
Floor plans and Elevations	24.020.DK0003	P1	18.11.2024
drainage details	3258-07	B	18.06.2025
Elevations	24.020.DK0004	P1	18.11.2024
Location Plan	24.020.DL0001_P1		18.11.2024

Subject to the following condition/s.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 1st October 2026

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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1. 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.

2. Condition.
The materials to be used in the shipping containers and steel racking, hereby permitted, shall be as detailed in the application form and plans and elevations (dwg no 24.020.DK0003_P1 and 24.020.DK0004_P1) received by the local planning authority on 18th November 2024 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

3. Condition.
No materials of any kind being stored outside within the 'proposed yard extension' as identified on drawing number 24.020.DK0002_P5, shall be stacked or deposited to a height exceeding 4 metres above existing ground level.

Reason: In the interests of visual amenity in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

4. Condition.
Within three months of the date of this permission, details of a soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

(a) proposed finished levels or contours;
(b) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans; 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;
(c) a landscape maintenance plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

All soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out 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

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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.

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.

5. Condition.
The detailed surface water drainage scheme for the site shall be carried out in full accordance with the land drainage plan (Dwg No. 3258-07 Rev B) contained within the Sustainable Drainage Statement & Flood Risk Assessment, MTC, Ref: 3258, Rev: -, Dated June 2025, and received by the Local Planning Authority on 18th June 2026. The scheme shall be carried out in accordance with the approved details within 6 months of the date of this approval and shall subsequently be maintained in accordance with the Maintenance Plan in Appendix 6 of the document.

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.

6. Condition.
Within three months of the date of this permission, a Biodiversity Net Gain Plan shall be 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 and Enhancement Plan which provides details of how the recommendations contained in the submitted Biodiversity Net Gain Assessment by Brown & Co dated October 2024 and the Preliminary Ecological Appraisal dated October 2024 and received by the local planning authority on 18th November 2024 will be carried out. The details shall include but not be limited to; specification, location, timing, an implementation programme, maintenance, and monitoring;

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

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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.

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).

7. Condition.
No external lighting shall be provided or installed 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.

8. Condition.
The use, hereby permitted, shall be strictly ancillary to the use of the adjacent commercial buildings to the north and it shall at no time be independently occupied or let or disposed of.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036 and to protect the residential amenities of neighbouring properties in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

9. Condition.
The 6m wide easement and two vehicle crossing points as shown on Drawing No. 24.020.DK0002 Rev P shall be carried out in full within six months of the date of this permission. The works shall be carried out in full in accordance with the approved details and shall thereafter be retained in perpetuity.

Reason: To protect the oil pipeline apparatus which runs through the site in accordance with Regulation 15 of the Pipeline Safety Regulation 1996, the Health And Safety at Work Act 1974, and Section 70 (2) of the Town and Country Planning Act 1990.

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10. 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 2026.

11. Note to applicant.
    Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

12. Note to applicant.
    Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned.

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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 c/o QUADIENT, 69 Buckingham Avenue, Slough, SL1 4PN. 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 they 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 them 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. They do not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by them.

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, they 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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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.



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