Application Number: 24/02336/S73

TOWN & COUNTRY PLANNING ACT 1990

Section 73 amendment to planning permission

Mr Alan Brown
ABDS Ltd
79 Orchid Close
Hereford
HR4 7FJ

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

Proposal: Variation of Condition 2 (Approved plans) and Condition 9 (Hours of deliveries or dispatches) for 17/00764/FUL

Site address: The Orchard Garden Farm The Town Great Staughton

Applicant: Mr M Mackay Zantra Properties Ltd

in accordance with your application received on 13th December 2024 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
drainage details	L-1707/W/002	SEA Letter	09.10.2019
drainage details	1707/W/E01 (sheet 1 of 2)	B Drainage Layout	09.10.2019
drainage details	E-1707W-001, Surface Water Drainage	Maintenance Plan	09.10.2019
Other	University of Leicester Archaeological Services, Written Scheme of Investigation		09.10.2019
Other	University Of Leicester Archaeological Services, Archaeological Evaluation	report No. 2018-134	09.10.2019
Landscaping	aspect landscape planning, Landscape Management	6.96.LMP.002	03.12.2019

C. Kerr

Clara Kerr
Chief Planning Officer

Date 25th February 2025

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	Plan		
topographical survey	T01		10.04.2017
topographical survey	T02		10.04.2017
Landscaping	6096/LS/ASP3 Rev B		12.02.2018
Landscaping	6096/LS/ASP2 Rev B		12.02.2018
Elevations	Z/GSw/24/004 Building A	A	13.12.2024
Elevations	Z/GSw/24/008 Building B		13.12.2024
Floor Plan/s	Z/GSw/24/003 Building A	A	13.12.2024
Location Plan	Z/GSw/24/006		13.12.2024
Elevations	Z/GSw/24/005	A Combined elevations	13.12.2024
Floor Plan/s	Z/GSw/24/007 Building B		13.12.2024
Site Plan	Z/GSw/24/001	A	13.12.2024
Block Plan	Z/GSw/24/002	A	13.12.2024

Subject to the following condition/s.

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 to ensure that the development is carried out in accordance with the approved plans.

2. Condition.
   Prior to the first occupation of the development, the surface water drainage scheme approved (in respect of Condition 3 of application reference number 17/00764/FUL) under reference number 19/80326/COND issued by the Local Planning Authority on the 09.12.2019, as detailed within
   o SEA Structural Engineers, Letter in support of planning Condition 3 - Ref: L-1707/W/002, received 09.10.2019.
   o Proposed Drainage Layout (Sheet 1 of 2) - Dwg No: 1707/W/E01 B, received 09.10.2019.
   shall be installed and shall be retained as such thereafter.

   Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development in accordance with Policies LP5, LP12 and LP15 of the Huntingdonshire Local Plan to 2036.

3. Condition.
   The surface water drainage system (including all SuDS features) shall be maintained in accordance with the long term maintenance arrangements approved (in respect of Condition 4 of

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application reference number 17/00764/FUL) under reference number 19/80326/COND issued by the Local Planning Authority on the 09.12.2019, as detailed within
o SEA Structural Engineers, Surface Water Drainage Maintenance Plan - Ref: E-1707W-001, received 09.10.2019.

Reason: To ensure the satisfactory maintenance of unadopted drainage systems in accordance with Policies LP5, LP12 and LP15 of the Huntingdonshire Local Plan to 2036.

4. Condition.
Prior to the first occupation of the development, the foul water strategy approved (in respect of Condition 5 of application reference number 17/00764/FUL) under reference number 19/80326/COND issued by the Local Planning Authority on the 09.12.2019, as detailed within
o Proposed Drainage Layout (Sheet 1 of 2) - Dwg No: 1707/W/E01 B, received 09.10.2019
shall be installed and shall be retained as such thereafter.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policies LP6 and LP37 of the Huntingdonshire Local Plan to 2036.

5. Condition.
The development shall be undertaken in strict accordance with the Written Scheme of Investigation approved (in respect of Condition 6 of application reference number 17/00764/FUL) under reference number 19/80326/COND issued by the Local Planning Authority on the 09.12.2019 as detailed within
o University Of Leicester Archaeological Services, Written Scheme of Investigation for Archaeological Evaluation - received 09.10.2019.
- University Of Leicester Archaeological Services, Archaeological Evaluation - report No. 2018-134, received 09.10.2019

Reason: To ensure that the works are undertaken in accordance with the previously approved Written Scheme of Investigation in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

6. Condition.
Landscaping shall be maintained in accordance with the Landscape Management Plan approved (in respect of Condition 7 of application reference number 17/00764/FUL) under reference number 19/80326/COND issued by the Local Planning Authority on the 09.12.2019 as detailed within:

o Aspect Landscape Planning, Landscape Management Plan - Ref: 6.96.LMP.002, received 03.12.2019.

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Reason: In the interests of visual amenity and to enhance the character and appearance of the site in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

7. Condition.
The materials to be used in the construction of the external surfaces of the warehouse/office development hereby permitted shall be in accordance with the elevation drawings as submitted 13.12.2024 (Building A Proposed Elevations: Z /GSw/24/004 Rev A; Building B Proposed Elevations: Z/GSw/24/008), unless otherwise agreed in writing with the Local Planning Authority.

Reason In the interests of visual amenity in accordance with Policy En25 of the Huntingdonshire Local Plan, 1995.

8. Condition.
No deliveries or dispatches to/from the development hereby approved shall take place outside the following hours:
a) 07:00- 23:00 Monday to Friday
b) 07:00 - 13:30 on Saturdays
No deliveries or dispatches to/from the development hereby approved shall take place on Sundays or public holidays.

Reason In the interests of residential amenity.

9. 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.

10. 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

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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.



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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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