www.huntsdc.gov.uk
Email: mail@huntsdc.gov.uk
Tel: 01480 388418

Planning Services, Pathfinder House, St Mary's Street, Huntingdon, Cambs, PE29 3TN

Huntingdonshire DISTRICT COUNCIL

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Huntingdon Leisure Centre Swimming Pool

Address Line 1

St Peters Road

Address Line 2

Address Line 3

Cambridgeshire

Town/city

Huntingdon

Postcode

PE29 7DA

Description of site location must be completed if postcode is not known:

Easting (x)

523769

Northing (y)

272709

Description

Applicant Details

Name/Company

Title

Mr

First name

Gregg

Surname

Holland

Company Name

Huntingdonshire District Council

Address

Address line 1

Pathfinder House, St Mary's St

Address line 2

Address line 3

Town/City

Huntingdon

County

Cambridgeshire

Country

Postcode

PE29 3TN

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Saunders

Surname

Boston

Company Name

Saunders Boston Limited

Address

Address line 1

119 Newmarket Road

Address line 2

Address line 3

Town/City

Cambridge

County

Country

GB

Postcode

CB5 8HA

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- [ ] Yes
- [ ] No
- [x] Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Two-storey extension and refurbishment of leisure centre to include new swimming pools, fitness suites, the relocation of an artificial pitch, new racket courts, car parking, landscaping and other associated works

Reference number

25/02361/HDC

Date of decision

15/05/2026

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- [ ] **Householder development:** Development to an existing dwelling-house or development within its curtilage
- [x] **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

This non-material amendment seeks approval for the following changes to the approved scheme:

1. Additional extract grilles to the primary elevation.
2. Stair core 1 massing moved approximately 300mm south.
3.External door to the plantroom changed to a louvred door.
4.Padel and pickleball court canopy proposals updated, including the design and the external lighting design.
5.Additional fencing to the east of the padel and pickleball courts.
7.Additional wall-mounted cycle canopy to the proposed soft play building (existing pool building).
8.Cycle storage design updated.

Please state why you wish to make this amendment

The additional extract grilles and the louvred plantroom door (replacing the originally proposed solid door) have arisen from further design development and could not be foreseen at planning stage. Stair Core 1 has been moved approximately 300mm south for buildability reasons, as this stair forms the junction between the existing building and the extension.

The padel and pickleball canopy has been updated following client and stakeholder discussions. The roof form has changed from a domed roof to a gable roof with profiled roof sheets, and the supporting frame has been strengthened to resist wind uplift on the roof. Additional siding has also been incorporated to provide additional shelter from wind driven rain. The external lighting calculations have been updated to incorporate canopy-mounted lighting, and these confirm that light spill is no worse than the approved scheme.

Additional fencing is proposed to the east of the courts to deter vandalism of the padel court walls and to restrict access to the rear of the leisure centre, an area that has historically experienced antisocial behaviour.

Cycle storage provision has been increased from 19 to 27 hoops (including the Broxap shelter). The additional 8 hoops are uncovered and are located at the primary cycle store by the main entrance. The smaller store by the existing tennis dome is now proposed as a Broxap shelter with a smaller profile, making it less prominent in views towards the dome while still providing covered parking. A wall-mounted canopy is also proposed over 4 existing hoops at the soft play building (existing pool building). A wall-mounted canopy was chosen to minimise its visual impact on the existing elevation while providing much-needed covered parking for this side of the site.

Taken together, the changes do not alter the approved use of the development and have no material effect on neighbouring amenity.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

2103-SBA-02-ZZ-DR-A-0136-Proposed Elevations
2103-SBA-XX-XX-DR-A-0104-Proposed Site Plan
2103-SBA-XX-XX-DR-A-0150-Proposed Bin and Bike Stores, Cladding to Existing Plant Room
2103-SBA-XX-XX-DR-A-0151-Proposed Padel and Pickleball Court Elevations
2103-SBA-XX-XX-DR-A-0152_Proposed Boundary Treatment Plan

New plan/drawing numbers

The following drawings are a direct substitute for previously approved documents:

2103-SBA-02-ZZ-DR-A-0136-Proposed Elevations
2103-SBA-XX-XX-DR-A-0104-Proposed Site Plan
2103-SBA-XX-XX-DR-A-0150-Proposed Bin and Bike Stores, Cladding to Existing Plant Room
2103-SBA-XX-XX-DR-A-0151-Proposed Padel and Pickleball Court Elevations
2103-SBA-XX-XX-DR-A-0152_Proposed Boundary Treatment Plan
HLS12392 - Huntingdon TC - Canopy option

The following drawings are not to act as substitutes but are to aid the planner in identifying elevational changes as described above:

2103-SBA-02-ZZ-DR-A-0170_Planning NMA West and North Elevation
2103-SBA-02-ZZ-DR-A-0171_Planning NMA South and East Elevation

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [ ] The applicant
- [x] Other person

If Other has been selected, please provide contact details:

Title

***** REDACTED ******

First name

***** REDACTED ******

Surname

***** REDACTED ******

Phone Number

***** REDACTED ******

Email

***** REDACTED ******

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Authority Employee/Member

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Saunders Boston

Date

23/10/2026