Application Number: 25/00583/OUT

TOWN & COUNTRY PLANNING ACT 1990

Outline Planning Permission

Mr M England
39 High Street
Warboys
Huntingdon
PE28 2TA

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

Proposal: Erection of self-build dwelling (all matters reserved except access)

Site address: Land Rear Of Warboys Methodist Church High Street Warboys

in accordance with your application received on 26th March 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan			24.03.2025

Subject to the following condition/s.

1. Condition.
   No development shall commence until details of the appearance, landscaping, layout and scale, (hereinafter called the 'reserved matters') have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

   Reason: This is an outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

2. Condition.
   Application(s) for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 8th August 2025

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Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990, as amended.

3. Condition.
The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

4. 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.

5. Condition.
Notwithstanding the details shown on the indicative plans, the development hereby permitted shall not exceed one residential dwelling (Use Class C3).

Reason: To define the scope of this outline planning permission in accordance with Policies LP2, LP9, LP11, LP12 and LP14 of Huntingdonshire's Local Plan to 2036.

6. Condition.
Any reserved matters application regarding 'appearance', 'landscaping, 'layout, or 'scale' shall include details showing the finished floor levels of the proposed dwelling in relation to the existing and proposed ground levels of the site and surrounding land. The development shall be constructed in accordance with the approved details.

Reason - To ensure that before any detailed approval is granted the impact on the amenity of the area can be fully assessed and protected in accordance with Policies LP12 and LP14 of the Huntingdonshire Local Plan to 2036.

7. Condition.
No development shall take place above slab level, other than demolition, until details of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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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.

8. Condition.
The development, hereby permitted, shall not be occupied or brought into use until parking and turning has been laid out, demarcated, levelled, surfaced and drained in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented and retained as such.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

9. Condition.
The access/driveway hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the public highway and uses a bound material for the first 5 metres to prevent debris spreading onto the public highway. Once constructed the driveway shall be retained as such.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

10. Condition.
Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

11. Condition.
Any reserved matters application should detail the proposed cycle storage to ensure that it will provide secure covered storage for one cycle per bedroom. The approved storage shall be provided prior to the first occupation of the dwelling and thereafter retained in perpetuity.

Reason - To ensure that options for sustainable travel are achieved in accordance with Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036 (2019) and the NPPF (2023).

12. Condition.
No development above slab level shall commence, until details of the provision of bin stores for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include, siting, means of enclosure, appearance and materials where appropriate. The facilities shall be provided in accordance with the approved

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details before the development to which it relates is occupied and shall be retained and only used as such.

Reason - To ensure appropriate provision for the secure storage of bins in accordance with Policy LP12 the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

13. Condition.
The development hereby approved shall be carried out in accordance with the recommendations detailed within the Preliminary Ecological Appraisal received by the Local Planning Authority on 31 March 2025.

Reason: To complement or enhance features of biodiversity value in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

14. Condition.
The development hereby approved shall be carried out in accordance with the noise abatement recommendations within the Facade Noise Exposure Assessment received by the Local Planning Authority on 31 March 2025, and any relevant reserved matters application should detail and justify the proposed noise mitigation measures, including glazing, ventilation and any acoustic fencing proposed to meet the recommendations of this the noise assessment for the specific dwelling being proposed.

Reason: To preserve amenity in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

15. Condition.
The dwelling hereby approved shall be developed as a 'self-build' within the meaning of section 1(A1) of the Self-build and Custom Housebuilding Act 2015 unless the Local Planning Authority gives written permission to any variance.

Reason: To ensure that the development is self-build as applied for and consulted upon and to comply with Biodiversity Net Gain Legislation and Policy LP30 of Huntingdonshire's Local Plan to 2036.

16. Condition.
The dwelling(s) hereby permitted, shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable' (or replacement standard), prior to occupation. Such provision shall be maintained for the lifetime of the development.

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Reason: To ensure the units are accessible and adaptable in accordance with Policy LP25 of the Huntingdonshire Local Plan to 2036.

17. Condition.
The dwelling(s) hereby permitted shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement for water efficiency, as set out in Approved Document G (or replacement standards) prior to first occupation. Such provision shall be maintained for the lifetime of the development.

Reason: In accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

Informative: The person carrying out building work must inform the building control body that the optional requirement for Water Efficiency (As set out in Approved Document G) and M4(2) applies.

18. 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.

19. 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 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.

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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.

20. Note to applicant.
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.
The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Huntingdonshire District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption or transitional arrangement is considered to apply:

4.8 The permission which has been granted is for development which is exempt being Self and Custom Build Development, meaning development which:
iv) consists of no more than 9 dwellings;
v) is carried out on a site which has an area no larger than 0.5 hectares; and
vi) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

Irreplaceable habitat
If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.
The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

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If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:
i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

21. Note to applicant.
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 email at streetnaming@huntingdonshire.gov.uk Please note new address cannot be assigned by the Council until the footings of any new buildings are in place.

22. Note to applicant.
i) This outline approval with all matters reserved except access.

ii)Descriptions of Reserved Matters:

The reserved matters that apply to this decision are specifically referred to in the above conditions.

Appearance - means the aspects of a building(s) or place within the development which determine the visual impression the building(s) or place makes, including the external built form of the development its architecture, materials, decoration, lighting, colour and texture.

Layout - means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

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Scale - means the height, width and length of each building proposed in relation to its surroundings.

Landscaping - means the treatment of the land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes screening by fences, walls or other means, the planting of trees, hedges, shrubs or grass, the formation of banks, terraces or other earthworks, the laying out or provision of gardens, courts or squares, water features, sculpture, or public art and the provision of other amenity features.



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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.

General Notes

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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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