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

Ringshill House

Address Line 1

Sallowbush Road

Address Line 2

Address Line 3

Town/city

Huntingdon

Postcode

PE29 7AE

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

Easting (x)

523910

Northing (y)

272931

Description

Applicant Details

Name/Company

Title

First name

Surname

N/A

Company Name

Barchester Healthcare Ltd

Address

Address line 1

3rd Floor The Aspect

Address line 2

Finsbury Square

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

EC2A 1AS

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Miss

First name

Megan

Surname

Wright

Company Name

Walsingham Planning

Address

Address line 1

Bourne House

Address line 2

Cores End Road

Address line 3

Town/City

Bourne End

County

Country

United Kingdom

Postcode

SL8 5AR

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?

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

Please add details of all persons notified

Name of person notified:
***** REDACTED ******

House name:
Bank Chambers

Number:

Suffix:

Address line 1:
15-19 Athol Street

Address Line 2:

Town/City:
Douglas, Isle of Man

Postcode:
IM1 1LB

Date notice served:
08/01/2025

Description of Your Proposal

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

Variation of Conditions 2 (Approved Plans), 6 (Hard and Soft Landscaping), 8 (External Materials), 10 (Cycle Storage), 13 (Kitchen Equipment), 15 (Surface Water Drainage) and 17 (Surface Water Run-off) for 21/01078/FUL to vary the wording of the conditions.

Reference number

24/01448/S73

Date of decision

15/11/2024

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
⊘ **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 submission seeks to amend the wording of Condition 18 to compliance with condition discharge application 22/80314/COND
We are also seeking to amend the front boundary treatment from a 600mm low brick wall, to a 600mm open metal railing, as shown on the submitted drawings.

Please state why you wish to make this amendment

Due to an administrative error, Condition 18 was not amended to a compliance condition when the decision was issued for application 24/01448/S73 (and incorrectly amended when the decision was issued for a subsequent NMA 24/02273/NMA, and therefore we are seeking to amend the wording of this condition as part of this application.

The development is nearing completion and the applicant would prefer the front boundary treatment to comprise metal railings, which have been approved elsewhere on the development.

Further information in accompanying covering letter.

Are you intending to substitute amended plans or drawings?

⊘ Yes
◯ No

If yes, please complete the following details

Old plan/drawing numbers

0103 P5 - Boundary Treatments
0102 C1 - Site Plan

New plan/drawing numbers

0105 Rev C1 – Proposed Boundary Treatments
0102 Rev C5 – Proposed Site Plan with GF Layout

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?

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

Pre-application Advice

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

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

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

First Name

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

Surname

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

Reference

Date (must be pre-application submission)

18/12/2024

Details of the pre-application advice received

Advised that the amendments would be non-material.

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

Megan Wright

Date

08/01/2025