Application Number: 25/00393/S73

TOWN & COUNTRY PLANNING ACT 1990

Section 73 amendment to planning permission

Mr Jonathan Mills
Partners in Planning and Architecture
Suite 2 Clare Hall
St Ives Business Park
Parson Green
St Ives
PE274WY

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

Proposal: Variation of condition 2 (approved plans) of 24/00433/FUL

Site address: Agricultural Buildings Washingley Farm Green End Great Stukeley

Applicant: Mr Allgood

in accordance with your application received on 3rd March 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Elevations	2018.14.108	Rev B	03.03.2025
Block Plan	2018.14.p2.202	Rev C	03.03.2025
Elevations	2018.14.107	Rev B	03.03.2025
Elevations	2018.14.103	Rev B	05.03.2025
Elevations	2018.14.105	Rev B	06.03.2024
Floor plans and Elevations	2018.14.104	Rev B	06.03.2024
Floor plans and Elevations	2018.14.106	Rev B	06.03.2024
Access Details	3055-02	Rev c	13.11.2024

Subject to the following condition/s.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 29th April 2025

Huntingdonshire DISTRICT COUNCIL

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1. Condition.
The development hereby permitted shall be begun before the 23rd January 2028.

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

2. 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.

3. Condition.
Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until details of the external materials to be used have been submitted to and approved in writing by the Local Planning Authority. These shall include:
i) A plan identifying location of materials,
ii) A brick panel of 1m2 erected on site illustrating brick, bonding, and mortar colour,
iii) Details of type, colour and texture of all materials to be used for the roof of the building including verge details
iv) Details of rainwater goods including colour.
v) Details of non-masonry walling systems, cladding panels or other external screens, including colours, surface finishes/textures and relationships to glazing and roofing (this detail may consist of large-scale drawings and/or samples);
vi) Details and materials (including colour) for the construction of doors, windows (including method of opening) and dormer windows.
vii) Details of the appearance and materials for any balcony screens (this detail may consist of largescale drawings and/or samples).
viii)Details and materials for the construction of porch canopies.

The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

4. Condition.
Notwithstanding the submitted details, no development above slab level shall take place until architectural details have been submitted to and agreed in writing by the Local Planning Authority. The details shall include the following:-
i) Window and door reveals and cills;
ii) Design and location of meter boxes;
iii) Location and colour of external flues and vents.

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The development shall be carried out in accordance with the approved details

Reason - In the interests of visual amenity in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

5. Condition.
No development above slab level shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
(a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); 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;
(b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;
(c) hard landscaping plan, indicating location, manufacturer, type, colour and size;

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.

6. Condition.
No development above slab level shall take place until a Landscape Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall include, but not be limited to:
(a) Long term design objectives;
(b) A programme of implementation;
(c) Management responsibilities including replacement of dead or dying plants;
(d) Maintenance schedules for all landscape areas other than privately owned domestic gardens.
The Landscape Management Plan shall be carried out as approved.

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.
No development, demolition, clearance or preparatory operations (including excavations and archaeology), hereafter referred to as "the works", shall commence on site in connection with the development hereby approved, until an updated Tree Protection Plan, Arboricultural Method Statement and Monitoring Schedule has been submitted to, and approved in writing by the Local Planning Authority. The approved Tree Protection Plan shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works, be

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retained intact for the duration of the construction works and only be removed or altered with the prior written approval of the Local Planning Authority. The development shall be undertaken in accordance with the approved Arboricultural Method Statement and Monitoring Schedule.

Any trees, shrubs or hedges covered by the agreed protection measures, which die or become severely damaged either from natural causes or as a result of the construction works; during the construction works or within five years from the completion of the construction works, shall be replaced with trees, shrubs or hedge plants of similar size and species, unless otherwise agreed in writing with the Local Planning Authority. Replacement planting to be undertaken by the end of the next available planting season.

Reason: This is a pre-commencement condition to ensure that initial site operations do not harm any trees, shrubs and hedges to be retained on and adjacent to the site (and if necessary their replacement) 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.

8. Condition.
No development shall commence until a Preliminary Ecology Assessment (PEA) which updates the PEA prepared by Skilled Ecology, dated February 2022 submitted pursuant to application 22/00950/FUL and an Ecological Design Strategy (EDS) which incorporates the recommendations made within the updated Preliminary Ecological Appraisal, have been submitted to and approved in writing by the Local Planning Authority.

The EDS shall include the following where appropriate:
(a) Purpose and conservation objectives for the proposed works
(b) Review of site potential and constraints
(c) Detailed design(s) and/or working method(s) to achieve stated objectives
(d) Extent and location/area of proposed works on appropriate scale maps and plans
(e) Type and source of materials to be used where appropriate, e.g. native species of local provenance
(f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development
(g) Persons responsible for implementing the works
(h) Details of initial aftercare and long-term maintenance
(i) Details of monitoring and remedial measures
(j) Details for disposal of any wastes arising from the works

The EDS shall be implemented in accordance with the approved details and all features shall be retained as such.

Reason - This is a pre-commencement condition to ensure that an appropriate Ecological Design Strategy has been agreed in accordance with the recommendations of an up to date Preliminary

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Ecological Appraisal in order that the development fully complements or enhances features of biodiversity value in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

9. Condition.
No development shall commence until details of the foul and surface water drainage for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the development hereby approved.

Reason - This is a pre-commencement condition to ensure that a sustainable design and use of water and to minimise the risk of flooding due to surface water run-off is agreed before any demolition and/or development commences, in accordance with Policies LP12 and LP15 of the Huntingdonshire Local Plan to 2036.

10. Condition.
The development, hereby permitted, shall not be occupied or brought into use, until the vehicular access where it crosses the public highway has been laid out and constructed in accordance with the approved plans and shall thereafter 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.

11. Condition.
The access hereby approved shall be a minimum width of 5 metres, for a minimum distance of 10 metres measured from the near edge of the highway carriageway and thereafter retained as such.

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

12. Condition.
No part of the development shall be occupied or the use commenced until the proposed space for on-site parking and turning has been laid out, demarcated, levelled, surfaced and drained in accordance with approved drawing number 2018.14.p2.102 Rev E and thereafter retained for that specific use.

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

13. 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

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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.

14. Condition.
Prior to the first occupation of the development hereby permitted the off-site highway improvement works shall be carried out in accordance with approved drawing number 3055-02 Rev C and thereafter retained for that specific use.

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

15. Condition.
No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. The principal areas of concern that should be addressed are:
(a) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
(b) Contractor parking, with all such parking to be within the curtilage of the site where possible
(c) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
(d) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway

The traffic management plan shall be carried out for the duration of the development in accordance with the approved details.

Reason: To ensure that before development commences, highway safety will be maintained during the course of development in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

16. Condition.
Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence, until details of the facilities for the provision of secure covered cycle parking for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the siting, means of enclosure, cycle rack systems where appropriate, appearance and materials. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained as such.

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Reason - To ensure appropriate provision for the secure storage of bicycles to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

17. Condition.
Notwithstanding the details shown on the plans hereby approved, 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 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.

18. Condition.
No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:
a) the statement of significance and research objectives;
b) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
c) The timetable for the field investigation as part of the development programme;
d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason - This is a pre-commencement condition to ensure that before any demolition and/or development commences an appropriate archaeological investigation of the site has been submitted and thereafter implemented in accordance with that investigation in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

19. Condition.
If unexpected contamination is encountered during the development works, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination. The development shall thereafter be carried out in accordance with the approved Intrusive Site Investigation Report and Remediation Strategy.

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The development (or each phase where phased) shall not be occupied until a Phase 4 Verification/Validation Report demonstrating full compliance with the approved Phase 3 Remediation Strategy, if required, has been submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Policies LP14 and LP37 of the Huntingdonshire Local Plan to 2036.

20. Condition.
The residential dwelling hereby approved shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable' prior to first occupation. Such provision shall be maintained for the lifetime of the development.

Reason -To ensure the adequate provision of accessible and adaptable dwellings in accordance with Policy LP25 of Huntingdonshire's Local Plan to 2036.

21. Condition.
The proposed residential dwelling hereby approved 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 prior to first occupation. Such provision shall be maintained for the lifetime of the development.

Reason - To ensure the adequate provision of water efficiency methods in accordance with Policy LP12 part j of Huntingdonshire's Local Plan to 2036.

22. 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.

23. Note to applicant.

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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. 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.

24. Note to applicant.
A fee is payable for each "request" when submitting details pursuant to a condition or conditions of this permission that require(s) details to be submitted to and approved by the Local Planning Authority (i.e. details submitted under Article 27 of the Town and Country Planning (General Development Procedure) Order 2015. Further details on what constitutes a "request" can be found in the "Guidance Note - Fees for confirmation of compliance with condition attached to a planning permission". The appropriate fee can be found in the "Planning Fees Form". Both documents can be viewed via www.huntingdonshire.gov.uk. The Local Planning Authority should give written confirmation within a period of 8 weeks from the date on which the request and fee are received.

25. 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 01480 388353 or 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.

26. Note to applicant.
This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an
OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority.
Please note that it is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents or approvals
under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

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Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

In order to carry out the works within the highway a short form Section 278 agreement will need to be entered into with the highway authority.

27. Note to applicant.
When writing a Traffic Management Plan (TMP) the applicant should refer to the comments made by the Highway Authority in their consultee response and provide the information as requested. This will make discharging the condition simpler, faster and more efficient.

28. Note to applicant.
Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

29. Note to applicant.
In relation to condition 3 it is recommended that the barns use reclaimed brick (sourced from the site where possible).

30. Note to applicant.
There is a Unilateral Undertaking (dated 28th April 2025) for the payment of refuse bins associated with this planning application.

31. Note to applicant.
Biodiversity Net Gain (BNG)
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.

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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 one or more of the statutory exemptions or transitional arrangements in the list below is considered to apply.

Exemption: There was an extant planning permission which was made before 12 February 2024.

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

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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

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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