Pathfinder House, St Mary's Street
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Mr Matthew England
P F ENgland & Son
Broadpool farm, Fenside road,
Warboys, Huntingdon, Cambs
Huntingdon
Cambridgeshire
PE282XR
United Kingdom

Our Ref: 25/00688/P3MPA
Your Ref: Fenside Storage

5th September 2025

Dear Mr England
Town & Country Planning (General Permitted Development) (England) Order 2015.

Proposal: Change of use from agricultural buildings to storage (B8)

Site address: Broadpool Farm Fenside Road Warboys Huntingdon

I refer to the above submission received on the 10th April 2025 and can confirm that Prior Approval is refused for the proposal.

Reasons for refusal:

Based on the submitted information and site inspection, the building subject to this application has been demolished, leaving no standing agricultural structure. As such, there is no existing "agricultural building" to convert, which is a fundamental requirement under Class R of the Town and Country Planning (General Permitted Development) (England) Order. The proposal, therefore, cannot be considered permitted development under Class R and the proposal fails to accord with the meaning of 'agricultural building', as outlined in Part 3 'X' (Interpretation of Part 3).

The access lacks appropriate dimensions and visibility splays and is considered unsuitable for the increased vehicle movements associated with the unrestricted commercial use proposed. Therefore, it has not been sufficiently demonstrated that the proposal would have acceptable transport and highways impacts. The application fails to satisfy R.3(1)(b) part (i) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In the absence of a suitable Flood Risk Assessment, the Local Planning Authority cannot be satisfied that flooding risks on site would be acceptable. The proposal is therefore contrary to Schedule 2, Part 3, Class R, Paraph R.3 (iv) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Should you need to discuss your applications decision you can contact Huntingdonshire District Council's Planning Dept with your query at DevelopmentControl@huntingdonshire.gov.uk

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Clara Kerr
Chief Planning Officer