Application Number: 25/00510/REM

TOWN & COUNTRY PLANNING ACT 1990

Reserved Matter(s) following Outline Planning Permission

Mr Will Riley
David Lock Associates
50 North Thirteenth Street
North Thirteenth Street
Central Milton Keynes
MK9 3BP
United Kingdom

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **APPROVE** the following matter(s) which had been reserved for later approval in the outline planning permission.

Proposal: Application for the approval of access, appearance, landscaping, layout and scale for 422sqm of floorspace in Use Class E and all associated and ancillary engineering and earth works pursuant to outline planning permission 1201158OUT

Site address: Alconbury Weald Ermine Street Little Stukeley

Applicant: Mr Tom Jones Urban&Civic

in accordance with your application received on 18th March 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan	P0.001	rev A	18.03.2025
Site Plan	P0.101	rev B	18.03.2025
Elevations	P3.201	rev D	02.04.2025
Elevations	P3.202	rev D	02.04.2025
Floor Plan/s	P3.101	rev C	02.04.2025
Roof Plan	P3.102	rev C	02.04.2025
Section	P3.301	rev C	02.04.2025

Subject to the following condition/s.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 29th September 2025

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Dmadmin@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

1. 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.

2. Condition.
Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

(a) Materials to be used in the external construction of the walls and roof of the building;
(b) The profile, colour, material and method of attachment of and rainwater goods including downpipes, gutters and hoppers;
(c) 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); and
(d) Materials (including colour) for the construction of doors, windows (including method of opening), soffits and fascias;

Details should include the product name and manufacturer where appropriate.

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

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

3. Condition.
Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until architectural details for the external surfaces of buildings have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

(a) A plan(s) showing the location, design and colour of meter boxes;
(b) Eaves and verge details; and
(c) Details of any metal artwork.

Details should include the product name and manufacturer where appropriate.

The 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 Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

4. Condition.
Notwithstanding the details submitted, prior to the development hereby permitted first coming into use details of all soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The details shall include;

(a) Planting plans (which show the relationship to all underground services);
(b) written specifications (including cultivation and other operations associated with plant and grass establishment); and
(c) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.

The approved soft landscaping shall be undertaken no later than the first planting season following first occupation of the development hereby permitted and thereafter maintained in accordance with the approved details. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place during the current or next planting season.

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.

5. Condition.
No external plant, machinery, equipment, vents or flues shall be installed until details have first been submitted to and approved in writing by the Local Planning Authority, including a scheme to mitigate any noise or odour impacts, and details of the location, design and colour, and any external covering or screening. Any required noise insulation/mitigation, or odour filtration/abatement systems, shall be fully implemented before the use hereby permitted is commenced and retained and maintained in accordance with the approved details.

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

6. Condition.
The premises shall only be open for customers between the following hours: 08:00am to 22:00pm Mondays to Saturdays and 10:00am to 18:00pm on Sundays, Bank or Public Holidays.

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

7. 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.

8. 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. 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.

9. 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.

10. Note to applicant.

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For the avoidance of doubt, any change sought to the operating hours set out in condition 6 requires submission of an application either to vary the condition, or an application for a non-material amendment, depending on the nature and extent of the change. It is advised to discuss any potential change with the Local Planning Authority prior to any submission.



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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.

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Street Naming and Numbering

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 388153 or email streetnaming@huntingdonshire.gov.uk. Please note new address cannot be assigned by the Council until the footings of any new buildings are in place.

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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