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Tom Kilvert
Brown & Co
The Fairways
Wyboston Lakes
Great North Road
Wyboston
St Neots
MK44 3AL

Our Ref: 24/02278/AGDET
Your Ref: Freemasons Trust

19th December 2024

Dear Sir/Madam

Agricultural Determination under Town & Country Planning (General Permitted Development) (England) Order 2015.

Proposal: Alteration of a private way for agricultural use by way of replacement of existing access bridge

Site address: Bridge Over Cooks Stream Between Island Lake And Roman Lake Cow Lane Godmanchester

Applicant: n/a Huntingdon Freemans Trust

I refer to the above submission received on the 4th December 2024.

Based on the details within the application, Prior Approval for siting, design and external appearance is not required for the proposal.

You will be free to proceed with the development under the “Order” provided that it is exactly in accordance with your submitted proposals and provided that the development shall be carried out within a period of five years from the date on which the Local Planning Authority received the application which was 4th December 2024.

Please note that if the building permanently ceases to be used for agriculture within ten years of its substantial completion, and planning permission has not been granted authorising development for purposes other than agriculture within three years of the permanent cessation of its agricultural use, and there is no outstanding appeal, the building must be removed unless the Local Planning Authority has otherwise agreed.

In accordance with para 7 of Class A, Part 6 of the GPDO the developer must within 7 days of the date on which the development is substantially completed notify the local planning authority of the fact.

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.

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.

Yours faithfully



Clara Kerr
Chief Planning Officer