Application Number: 25/00525/HHFUL

TOWN & COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

Sedgwick Repair Solutions Design Office
Sedgwick Repair Solutions
Design Office
Oakleigh House
14-16 Park Plaza
Cardiff
CF10 3DQ

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **REFUSE TO PERMIT** for:

Proposal: Demolish and rebuild side extension

Site address: Starcross Daintree Road Ramsey St Marys Huntingdon

Applicant: Mr Jeff Chu Sedgwick

in accordance with your application received on 19th March 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan	201		17.04.2025
Block Plan	202		19.03.2025
Plans	102 Rev A		17.04.2025

1. Reason.
   The application is not able to successfully demonstrate that all potential adverse impacts on biodiversity have been fully investigated as a full Preliminary Roost Assessment (PRA) and bat nocturnal emergence surveys as recommended in the submitted Preliminary Ecological Appraisal have not been carried out. Accordingly, the proposal has failed to demonstrate it would not result in harm to protected species and as such, the proposal is considered to be contrary to Policy

C. Kerr

Clara Kerr
Chief Planning Officer

Date 22nd January 2026

Huntingdonshire DISTRICT COUNCIL

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

01480 388424
www.huntingdonshire.gov.uk

LP30 of Huntingdonshire's Local Plan to 2036 and Section 15 of the National Planning Policy Framework 2024.

2. 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.

C. Kerr

Clara Kerr
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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;

- **Twelve weeks 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.

General Notes

C. Kerr

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Chief Planning Officer

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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.



Clara Kerr
Chief Planning Officer

Date 22nd January 2026

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