Application Number: 24/02065/FUL

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Mr Dan Jones
Civic London
142 Wood Vale
London
SE23 3EB

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

Proposal: Restoration of RAF Upwood Guardroom to facilitate change of use to a community building (Use Class F2).

Site address: Land Between Hart Road And Cann Way Bury

Applicant: Ms Charlotte Copley Bury Parish Council

in accordance with your application received on 7th November 2024 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Landscaping	BGR_102	Rev E	10.02.2025
Floor Plan/s	BGR_L.13 B		07.11.2024

Clara Kerr
Chief Planning Officer

Date 2nd May 2025

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Roof Plan	BGR_L.14A		07.11.2024
Elevations	BGR_L.15A		07.11.2024
Section	BGR_L.16B		07.11.2024
Site Plan	SD 3589/SK1	Rev P2	07.11.2024
Location Plan			07.11.2024
Tree Constraints Plan			07.11.2024

Subject to the following condition/s.

1. Condition.

   The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   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.

   The use hereby permitted shall not be open to customers or members of the public outside the following times:

   Mon - Fri 8am - 11pm

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Sat - 8am - 11pm

Sun - 8am - 9pm

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

4. Condition.

Prior to the use hereby approved commencing, details of both hard and soft landscaping works shall 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) a hard landscaping plan, indicating location, manufacturer, type, colour and size;

(d) a timetable for implementation.

All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. 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.

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No external lighting shall be provided or installed other than in accordance with a scheme which has been submitted to and approved in writing by the local planning authority. The scheme shall be carried as approved and shall be retained as such.

Reason: To minimise the effects of light pollution on the surrounding area and to protect biodiversity interests in accordance with Policies LP14 and LP30 of the Huntingdonshire Local Plan to 2036.

6. Condition.

Any gate(s) to the vehicular access hereby approved, shall be set back a minimum of 10 metres from the near edge of the highway carriageway, and shall be hung to open inwards and 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.

7. Condition.

The access shall be a minimum width of 5m, for a minimum distance of 25m measured from the near edge of the highway carriageway.

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

8. 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.

9. Condition.

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The development hereby approved shall not be occupied until the access, parking and turning area hereby approved have been provided in accordance with the approved drawings. The access, parking and turning area shall be retained free of obstruction and available for use as parking and turning in perpetuity.

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

10. Condition.

The development, hereby permitted, shall not be occupied or brought into use, until the access has been constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway.

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

11. Condition.

A metalled surface shall be provided for a minimum distance of 10m along the access road from its junction with the public highway.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036. To prevent mud and extraneous material being deposited on the highway.

12. Condition.

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

i) Sample panel of the pale facing brick parapet showing bonding and mortar colour.

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ii) Sample of the gold anodised copper cladding for the roof lantern

iii) Details of the windows and doors (including the colour, reveal depth and means of opening)

iv) Colour of the aluminium downpipes

v) Treatment and colour of parapet copings

The development shall then 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.

13. Condition.

Notwithstanding the details shown on the plans hereby approved, the building shall not be occupied or brought into use 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 is occupied and shall be retained as such.

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.

14. Condition.

Development may not be begun unless:

(a) a biodiversity gain plan has been submitted to the planning authority; and

(b) The planning authority has approved the plan.

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The content of the Biodiversity Net Gain Plan should include the following:

a. Description and evaluation of habitat/features proposed: to include full Metric (using most current version) and details of condition assessments.

b. Identification of adequate baseline conditions (for management and monitoring purposes) prior to the start of works (to include full Metric (using most current version) and details of condition assessments).

c. Aims and objectives for the proposed works.

d. Site specific and wider ecological trends and constraints that might influence works.

e. Details of the body/organisation/person/s responsible for undertaking the works and lines of communication.

f. Details of the legal and funding mechanism(s) by which the implementation of the 'Plan' will be secured by the developer with those responsible for its delivery.

g. Detailed design(s) and/or working method(s) to achieve stated objectives including type/source of materials, disposal of any wastes arising from works and appropriate scale plans showing location/area of proposed works.

h. Works Schedule, aligned with any proposed phasing and including an annual work plan capable of being rolled forward over a five-year period.

i. Prescriptions for initial aftercare and long-term management that will ensure the aims/objectives are met

j. Details for on-going monitoring in years 2, 5, 10, 15, 20, 25 and 30, including:

* Appropriate success criteria, thresholds, triggers and targets against which the effectiveness of the work can be measured

* Methods for data gathering and analysis.

* Location, timing and duration of monitoring

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* Review, and where appropriate, publication of results and outcomes, including when monitoring reports will be submitted to the local planning authority

* How contingencies and/or remedial action will be identified, agreed with the local planning authority and implemented so that the original aims/objectives of the approved scheme are met.

The proposed enhancement measures shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: This pre-commencement condition is required to ensure the development delivers a biodiversity net gain and secures the protection and effective management of the remaining habitat on site in accordance with NPPF 2024 and LP30 of the Huntingdonshire Local Plan to 2036.

15. Condition.

No amplified or other music shall be played in the premises after 23.00 hrs.

Reason: To minimise any adverse impacts on residents or the surrounding area in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

16. Condition.

The bin stores hereby approved shall be provided in accordance with the approve plans before the development to which it relates is occupied or the use commenced and 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.

17. Condition.

No use of the development herby permitted shall be commenced until details of the proposed EV charging points have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

i) The EV equipment and materials:

ii) A timeframe for implementation;

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The EV Charging points shall be erected in accordance with the approved details and retained as such.

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

18. 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.

19. 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.

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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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