Application Number: 25/00209/FUL

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Ms Kate Wood
Eddisons Barker Storey Matthews
The Lawns
33 Thorpe Road
Peterborough
PE3 6AB
United Kingdom

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

Proposal: Erection of building for use as food retail outlet (Use Class E(a) and (b))

Site address: Plot 1 And 2 Land At Former Mushroom Farm Site Broadway Yaxley

in accordance with your application received on 5th February 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location and Site Plan	2767 AL0281 P02		05.02.2025

C. Kerr

Clara Kerr
Chief Planning Officer

Date 27th June 2025

Huntingdonshire DISTRICT COUNCIL

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Huntingdon. PE29 3TN
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Site Layout	AL0231 Rev P12		28.03.2025
drainage details	20023-352 Rev P1		18.06.2025
Planting Plan	PP01 Rev 04		28.03.2025
Plans	AB0202 Rev P02		05.02.2025
Floor plans and Elevations	2813 AB0201 P05		05.02.2025
drainage details	20023-351 Rev P1		18.06.2025
drainage details	20023-SUDS Rev P13		05.06.2024

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.

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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 materials to be used in the external construction of the development, hereby permitted, shall be as detailed in drawing 'Greggs Unit - Floor, Roof Plan and Elevations as proposed', drawing number AB0201 Rev P05, received by the local planning authority on 5th February 2025 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy LP28 of the Huntingdonshire Local Plan to 2036.

4. Condition.

The Surface Water drainage scheme shall be constructed and maintained in full accordance with the SUDS & Drainage Strategy, Parson, Ref:20023, Rev P13, dated 5th June 2024.

Reason: To prevent an increased risk of flooding and protect water quality in accordance with Policies LP5 and LP15 of the Huntingdonshire Local Plan to 2036.

5. Condition.

The development hereby permitted shall be strictly carried out in accordance with the Construction Phase Plan prepared by Barnack Estates UK Ltd received by the Local Planning Authority on 10th June 2024 and approved under 24/01036/FUL. The approved Construction Phase Plan shall be complied with throughout the construction period in accordance with the agreed details.

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Reason: In the interests of amenity in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

6. Condition.

The proposed buildings hereby permitted shall meet Building Research Establishment Environmental Assessment Method (BREEAM) 'Good' (or successor or equivalent standards) as a minimum prior to first use. Such provision shall be maintained for the lifetime of the development.

Reason: To ensure that the development makes efficient use of energy, water and other resources and promotes the principles of sustainable construction in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

7. Condition.

The internal staff cycle parking and external visitor cycle parking facilities hereby approved shall be implemented in accordance with the approved plans before the development to which it relates is occupied or the use commenced and shall be retained and only used 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.

8. Condition.

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All hard and soft landscape works shall be carried out and maintained in accordance with the approved plans, planting plan PP01 Rev 04 received by the Local Planning Authority on 28th March 2025 and the Management and Maintenance Schedule received by the Local Planning Authority on 5th February 2025. 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.

9. Condition.

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or the Town and Country Planning (General Permitted Development) Order 2015 as amended, the building hereby approved shall only be used for purposes falling within Schedule 2, Article 3, Part A, Class E(a) and (b) namely:

(a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public,

(b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises

The development shall be used for no other purposes unless granted otherwise granted on planning application to/by the local planning authority.

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Reason: The site is in an unsustainable location with regard to town centre, leisure and community facilities allowed by Class E and in order that the Local Planning Authority can fully assess the impact of other uses upon the highway and residential amenity in accordance with policies LP14, LP16 and LP17 of Huntingdonshire's Local Plan to 2036.

10. 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.

11. 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.

12. Note to applicant.

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Part or all of your proposed development area falls within the Middle Level Commissioners (MLC) catchment. All increased discharges proposed to enter watercourses directly or indirectly or any works affecting watercourses or access to or along them for maintenance if the site is within the Board's district will require MLC/IDB consent. It is therefore recommended that ou contact the MLC to discuss their requirements. Further information is available at https://middlelevel.gov.uk/

13. Note to applicant.

    Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

14. Note to applicant.

    Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned.

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.**

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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.

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

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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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