Application Number: 24/01878/CLED

Refusal of Certificate
Town and Country Planning Act, 1990: Section 191 and 192
(as amended by Section 10 of the Planning Compensation Act, 1991)

Town and Country Planning (Development Management Procedure) (England) Order 2015 (Amended)

Mr Christopher Sale
Rider Sale Associates
The Old Coach House
56 High Street
Harston
CB22 7PZ

The Huntingdonshire District Council hereby **refuse to certify** that on the 10th October 2024 the operation described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged in red on the plan attached to this certificate, would have been lawful within the meaning of section 191 of the Town and Country Planning Act 1990(as amended) for the following reason(s):

1. Reason.
   Based on the evidence submitted and available to the Local Planning Authority and based on the test of 'balance of probability' the applicant has failed to demonstrate that development of 4 residential dwellings commenced prior to the expiration of the planning permission 19/01782/OUT and 21/01287/REM at Vernon Motors, Warboys Road, Pidley. For that reason, it is not recommended that a certificate is granted for existing lawful use.

C. Kerr

Clara Kerr
Chief Planning Officer
Signed (Councils Authorised Officer)
On behalf of Huntingdonshire District Council
Date: 5th December 2024

Date 5th December 2024

Huntingdonshire DISTRICT COUNCIL

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

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www.huntingdonshire.gov.uk

First Schedule
Lawful Development Certificate (Existing) for erection of dwellings.

Second Schedule
Vernon Motors Warboys Road Pidley

Notes
1. This certificate is issued solely for the purpose of section 191 of the Town and Country Planning Act 1990 (as amended).

2. It certifies that the operation specified in the First Schedule taking place on the land specified in the Second Schedule *was/were/would not have been lawful, on the specified date and thus would have been liable to enforcement action under section 172 of the 1990 Act on that date.

3. This certificate applies only to the extent of the operation described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan.

Date 5th December 2024

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HDC Site Location Plan for 24/01878/CLED- Lawful Development Certificate (Existing) for erection of dwellings.



Huntingdonshire DISTRICT COUNCIL

Do not scale