Application Number: 25/00546/FUL

TOWN & COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

Mr Greg Cezair
Inception Development Consultancy Ltd
95 Quicksilver Way
Andover
SP11 6TW

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

Proposal: Erection of 3 barns for storage of thatching materials with hardstanding for vehicles.

Site address: Land Adjacent Ridgeway Farm Rideaway Hemingford Abbots

Applicant: Mr William McKie Simply Thatch Ltd

in accordance with your application received on 21st March 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Floor plans and Elevations	101A		23.05.2025
Floor plans and Elevations	102A		23.05.2025
Location Plan	Location		21.03.2025
Block Plan	001F		23.05.2025
Section	002C		21.03.2025

1. Reason.
   The proposed development would not comply with any of the limited and specific opportunities for development in the countryside provided for by policies in the Local Plan. There is insufficient justification to demonstrate a genuine need for the business and proposed B8 use should be located in the countryside. The proposed B8 use in this unsustainable countryside location is contrary to the aims and objectives of policies LP17, LP18, LP19, subsequently Policy LP10 and

C. Kerr

Clara Kerr
Chief Planning Officer

Date 5th June 2025

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the overarching principles of sustainable development detailed in Policy LP2 of the Huntingdonshire Local Plan to 2036 and paragraph 11 of the NPPF.

2. Reason.
   The proposal would form landscape visual harm. The proposal by virtue of its isolated siting, massing and design would fail to reflect the character and appearance of the surrounding area, eroding the open characteristics of the countryside albeit with a localised impact. As such, the proposal would cause harm to the intrinsic character and beauty of the countryside and the landscape quality of the area contrary to Policies LP10 part b, LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

3. Reason.
   The proposed development would result in an intensification of the existing access. By virtue of insufficient information, the proposed access would not be able to achieve the appropriate vehicle to vehicle visibility splays to the east of the bellmouth junction. The proposal would therefore fail to provide safe and acceptable access arrangements for the proposed development and would result in an unacceptable impact on highway safety. As such, the proposal is contrary to Policy LP17 of Huntingdonshire's Local Plan to 2036.

4. 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.

5. 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

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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.

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

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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

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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