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Planning Services, Pathfinder House, St Mary's Street, Huntingdon, Cambs, PE29 3TN

Huntingdonshire DISTRICT COUNCIL

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Collmart Growers Ltd

Address Line 1

The Drove

Address Line 2

Address Line 3

Cambridgeshire

Town/city

Pondersbridge

Postcode

PE26 2TP

Description of site location must be completed if postcode is not known:

Easting (x)

525914

Northing (y)

292082

Description

Applicant Details

Name/Company

Title

First name

Surname

Collmart Growers

Company Name

Collmart Growers Limited

Address

Address line 1

Collmart Growers Ltd The Drove

Address line 2

Address line 3

Town/City

Pondersbridge

County

Cambridgeshire

Country

Postcode

PE26 2TP

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

David

Surname

Mead

Company Name

The Planning Partnership

Address

Address line 1

14 Hilton Road

Address line 2

Fenstanton

Address line 3

Town/City

Huntingdon

County

Country

GB

Postcode

PE28 9LJ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- [x] Yes
- [ ] No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Construction of the access road authorised by planning permission 24/00066/S73 (granted 17 July 2024), in accordance with the approved plans, from the existing hardstanding to the approved development. Part of the road formation was excavated and hardcore laid on 4 September 2026; the remainder is proposed to be constructed. The development would be lawful by reason of the permission having been lawfully commenced by those operations and remaining extant.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- [ ] Yes
- [x] No

Has the proposal been started?

- [x] Yes
- [ ] No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The application site forms part of the applicant's established agricultural and horticultural premises at The Drove, Pondersbridge, used in connection with the growing, storage and packing of produce. That existing use is lawful and is unaffected by this application. The access road the subject of this application is authorised by planning permission 24/00066/S73, granted on 17 July 2024 under section 73 of the Town and Country Planning Act 1990, which varied conditions 2 and 13 of planning permission 22/01107/FUL granted on 22 September 2023 for an anaerobic digestion plant and associated infrastructure.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

1. Planning permission 24/00066/S73, granted 17 July 2024. 2. Planning permission 22/01107/FUL, granted 22 September 2023. 3. Decision notice 26/80160/COND dated 10 September 2026, discharging conditions 4, 5, 6 and 7 of permission 24/00066/S73. 4. Plan showing the location and extent of the operations carried out on 4 September 2026. 5. Photographs of those operations. 6. Email correspondence with the local planning authority dated 11 and 14 September 2026. 7. Statement in support of the application.

Select the use class that relates to the existing or last use.

Please select...

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Please select...

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Planning permission 24/00066/S73 was granted on 17 July 2024. Condition 1 required the development to be begun not later than 22 September 2026. Material operations were carried out on 4 September 2026, comprising the excavation of the road formation along the approved access alignment and the placement of hardcore within it. By section 56(4)(d) of the Town and Country Planning Act 1990 any operation in the course of the laying out or construction of a road, or part of a road, is a material operation, and by section 56(2) development is taken to be begun on the earliest date on which any material operation comprised in the development is carried out. The development was therefore begun within the period allowed by Condition 1. An application to discharge conditions 4, 5, 6 and 7 was submitted on 23 June 2026 and the details were approved on 10 September 2026 under reference 26/80160/COND, twelve days before the Condition 1 deadline. Where the approval required by a pre-commencement condition has been applied for within the implementation period and is subsequently obtained, operations carried out before that approval but consistent with the scheme ultimately approved can amount to effective commencement: FG Whitley and Sons Co Ltd v Secretary of State for Wales (1992) 64 P&CR 296; Greyfort Properties Ltd v Secretary of State for Communities and Local Government [2011] EWCA Civ 908. The permission has accordingly been lawfully commenced and remains extant, and the construction of the access road pursuant to it would be lawful. A full statement in support accompanies this application.

Community Infrastructure Levy

Your development may be liable for a charge under the Community Infrastructure Levy if it involves new or additional gross internal area for residential and non-residential buildings, including extensions or a new dwelling. If your scheme is liable, this charge is payable after development begins.

Information on the CIL charges can be found on the local authority website. In London both Mayoral and local borough CIL charges may be applicable.

Your answers below, and in the application, will enable the local authority to establish if your development is liable for a charge and to calculate it accurately.

Further information on CIL, and what to do if you are liable can be found on the Planning Portal.

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

Liability for CIL

Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

◯ Yes
⊘ No

Note: Answer No if either:

- the new or additional internal area only relates to a building into which people do not normally go or only go into intermittently for the purposes of inspecting or maintaining fixed plant or machinery; or
- the new or additional internal area solely relates to an internal/mezzanine floor and no other works or change of use are proposed.

Does the application include creation of one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

◯ Yes
⊘ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

26/80160/COND

Date (must be pre-application submission)

14/09/2026

Details of the pre-application advice received

Dated photographs of the material operations carried out on the access road were sent to Mr Simpson, the case officer, by email on 11 September 2026. By email of 14 September 2026 Mr Simpson confirmed that the photographs had been added to the application file and advised that, for formal confirmation of commencement by the local planning authority, the applicant would need to submit an application for a lawful development certificate. This application is made accordingly. The correspondence accompanies this application.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Interest in the Land

Please state the applicant's interest in the land

⊘ Owner
◯ Lessee
◯ Occupier
◯ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

David Mead

Date

13/11/2026