Application Number: 25/00001/FUL

TOWN & COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

Mr Gino Melanie
G Melanie
35 Beauchamp Close
Eaton Socon
St Neots
PE19 8BU

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

Proposal: Change of use of existing shop, previously a garage for undertakers to domestic garage.

Site address: 199 High Street Offord Cluny St Neots PE19 5RT

Applicant: Mr & Mrs Andrews

in accordance with your application received on 2nd January 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan			02.01.2025
Floor plans and Elevations	KA/AJD/01		02.01.2025
Site and Block Plan	KA/AJD/02		02.01.2025

1. Reason.
   The proposal would lead to the creation of an access on a stretch of classified highway where the principal function is that of carrying traffic freely and safely between centres of population. The vehicular movements associated with the use of the access would lead to conflict and interference with the passage of through traffic to the detriment of the principal function and introduce a point of possible conflict, which would be detrimental to highway safety. The proposal also lacks adequate visibility each side of the junction of the vehicular access with the public highway which would likely lead to danger and inconvenience to users of the footway from

C. Kerr

Clara Kerr
Chief Planning Officer

Date 18th July 2025

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egressing vehicles. Accordingly the proposal is considered contrary to Policy LP12 and LP17 of the adopted Huntingdonshire Local Plan to 2036 and section 9 of the National Planning Policy Framework (2024).

2. 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.

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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.

General Notes

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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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