Application Number: 25/00478/FUL

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Mr Nick Ormesher
RNE Architecture Ltd
Castle Hill House
High Street
Huntingdon
PE29 3TE

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

Proposal: Demolition of Earith village hall and installation of grass grid parking area with 9 new parking bays. Removal of 6 parking bays adjacent to the river and expansion of existing amenity area.

Site address: Car Park Village Hall High Street Earith

Applicant: Mrs Mandy Pink Earith Parish Council

in accordance with your application received on 13th March 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan	(0-)3000 P1		13.03.2025

C. Kerr

Clara Kerr
Chief Planning Officer

Date 26th September 2025

Pathfinder House, St Mary's Street
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Site Layout	(2-)3001 P3		13.03.2025
Vehicular tracking	3368-02		13.03.2025
Tree Protection Plan	P3979-TPP01 V1		13.03.2025

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.

   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.

   No demolition, hereby permitted, shall be undertaken, until details and accompanying timescales for demolition and removal of materials have been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the agreed details.

   Reason: To ensure that the remains of the building are removed as soon as possible, to avoid any negative impact on the Conservation Area in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

4. Condition.



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The bin stores, secure cycle parking, benches and planters hereby approved shall all be provided in accordance with the Site Plan as Proposed (dwg no. (2-)3001 P3) submitted to the Local Planning Authority on 13th March 2025 and the details submitted to the Local Planning Authority on 24th September 2025. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained and only used as such.

Reason: To ensure appropriate provision for these elements in accordance with Policy LP12 the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

5. Condition.

No new external lighting shall be provided or installed other than in accordance with a scheme which has been submitted to and approved in writing by the local planning authority. The scheme shall be carried as approved and shall be retained as such.

Reason: To minimise the effects of light pollution on the surrounding area and to protect biodiversity interests in accordance with Policies LP14 and LP30 of the Huntingdonshire Local Plan to 2036.

6. Condition.

No development above slab level shall take place until further details of any new hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include a landscaping plan indicating the following:-

- colour/details of grass grid for parking area;

- colour of porous paint for tarmac amenity area;

- materials to delineate parking spaces within new parking area;

- manufacturer, type, colour and size of stone edging.

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.

7. Condition.

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No part of the development shall be occupied or the use commenced until the proposed space for on-site parking and turning has been laid out, demarcated, levelled, surfaced and drained in accordance with approved drawing number (2-)3001 P3, received by the Local Planning Authority on 13 March 2025, and thereafter retained for that specific use.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

8. Condition.

Prior to first use of the car park hereby permitted, the access points shall be signposted to ensure one way traffic at each access point. The details of the signposting shall be submitted and approved in writing by the Local Planning Authority and thereafter retained in perpetuity.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

9. Condition.

The development shall be carried out in accordance with the Recommendations, Precautionary Mitigation and Enhancement Measures set out in the accompanying Preliminary Ecological Appraisal carried out by Skilled Ecology Consultancy Ltd dated December 2024 and received by the Local Planning Authority on 13th March 2025.

Reason - In the interest of conserving protected species in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

10. Condition.

The development hereby permitted shall be carried out in accordance with the submitted tree protection measures within the Tree Protection Scheme (Ref: P3979-TPS01 V1) and accompanying Tree Protection Plan (Ref: P3979-YPP01 V1) received by the Local Planning Authority on 13 March 2025. The measures shall be implemented prior to the commencement of any development, demolition, clearance or other preparatory operations including excavations and shall be retained intact for the duration of the construction works.

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Any trees, shrubs or hedges covered by the agreed protection measures, which die or become severely damaged either from natural causes or as a result of the construction works; during the construction works or within five years from the completion of the construction works, shall be replaced with trees, shrubs or hedge plants of similar size and species, unless otherwise agreed in writing with the Local Planning Authority. Replacement planting to be undertaken by the end of the next available planting season.

Reason: To safeguard the retained trees, shrubs and hedges on and adjacent to the site and in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policies LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

11. Condition.

The development shall be carried out in accordance with the Mitigation Measures set out in section 4 of the accompanying Flood Risk Assessment carried out by MTC Engineering (reference 3368 - FRA Feb 2025) and received by the Local Planning Authority on 13th March 2025.

Reason - To prevent the increased risk of flooding in accordance Policy LP5 of the Huntingdonshire Local Plan to 2036.

12. 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.

13. Note to applicant.

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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.

14. Note to applicant.

Under the terms of the Environmental Permitting Regulations (EPR) a permit may be required from the Environment Agency for any proposed works or structures within the floodplain or in, under, over or within 8 metres from the top of the bank of the River Great Ouse, which is designated a 'main river'.

Further information and details of how to apply can be found at: https://www.gov.uk/guidance/flood-risk-activities-environmental-permits

Anyone carrying out a flood risk activity without a permit where one is required, is breaking the law.



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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.

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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 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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