TOWN & COUNTRY PLANNING ACT 1990

Section 73 amendment to planning permission

Mr Steve Crawford
Andrew Fleet Architectural Technologists
6 Regent Place
Soham
Ely
CB7 5RL

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

Proposal: Variation of Conditions 2 (Plans), 3 (Materials), 5 (Removal of Container), 11 (No Plant Shop Extension) and 12 (Waste - Details) on 21/02736/FUL to improve forecourt safety by altering the position of the exterior plant and painting of the exterior

Site address: 66 - 76 Cambridge Street St Neots PE19 1PJ

Applicant: Mr Tom Highland Highland Group

in accordance with your application received on 9th January 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Site Plan	24:142-003 Rev C	Proposed	30.10.2025
Proposals	24:142-004 Rev D	Proposed	31.10.2025
Plans	21:169 5	Existing and Proposed	03.12.2021
Location Plan	21:169 0		03.12.2021

Subject to the following condition/s.

1. Condition.
   The development hereby permitted shall be begun before the 8th August 2025.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 26th November 2025

Huntingdonshire DISTRICT COUNCIL

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Huntingdon. PE29 3TN
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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.
The materials to be used in the external construction of the development, hereby permitted, shall be constructed in external materials to match the existing building in type, colour and texture, with the exception of the the facing brickwork of the existing retail unit and extension which is to be painted in RAL 7016 Anthracite grey as annotated on the Shop Plans ref: 24:142-004 Rev D received by the Local Planning Authority on the 31st October 2025.

Reason: In the interest of visual amenity in accordance with Policies LP11 and LP34 of Huntingdonshire's Local Plan to 2036.

4. Condition.
Prior to the first use of the take-away hereby approved, the use of any part of the site as a car wash or car valeting service shall cease permanently.

Reason: To prevent the intensification of use of the site which may impact on highway safety and the amenities of the neighbouring occupiers. To ensure the proposal is in accordance with Policies LP14 and LP17 of the Huntindonshires Local Plan to 2036.

5. Condition.
Prior to the first use of the takeaway and the shop extension, hereby approved, the structure identified as a 'container' on plan 24:142-003 Rev C received by the Local Planning Authority (LPA) on the 30th October 2025 shall be permanently removed from the site and shall not be stored anywhere else within the site in perpetuity.

Reason: In the interests of neighbour amenity and highway safety and to ensure the site does not become over congested through any future re-instatement of the carwash/car valeting service, in accordance with Policies LP14 and LP17 of Huntingdonshire's Local Plan to 2036.

6. Condition.
The remaining outbuilding identified as the 'cabin' on Plan 24:142-003 Rev C, received by the Local Planning Authority on the 30th October 2025 shall solely be used in connection with incidental storage for the shop and or the takeaway and shall not be used for any other purpose.

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Reason: In the interest of visual and neighbour amenity and highway safety, to ensure the existing use as a car wash is not reinstated along side the development hereby approved, in accordance with Policies LP14 and LP17 of Huntingdonshire's Local Plan to 2036.

7. Condition.
Prior to the first use of the takeaway the 4 car parking spaces detailed on plan 24:142-003 Rev C, received by the Local Planning Authority on the 30th October 2025, shall be demarcated as such and shall solely be used as parking for the users of the takeaway. These 4 parking spaces shall not be used by staff of either the shop or the takeaway or any other users of the wider site during the open hours of the takeaway.

Reason: To ensure sufficient parking is provided on site for users of the takeaway in the interests of highway safety in accordance with Policy LP 17 of Huntingdonshire's Local Plan to 2036.

8. Condition.
The use of shop hereby permitted shall take place between the hours of 07.00am and 10.00pm and and the take-away from 18.00pm to 10.00pm Monday to Sunday and Bank Holidays inclusive.

Reason: To satisfactorily protect the residential amenities of nearby occupiers and to comply with Policy LP14 of the Huntingdonshire's Local Plan to 2036.

9. Condition.
The take-away building hereby permitted shall be used only for the sale of food for consumption off the premises and for no other purpose (including any other purpose in Class E of Part A of the Schedule to the The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 , or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To satisfactorily protect the character and appearance of the area and the residential amenities of nearby occupiers. To comply with Policies LP11 and LP14 of the Huntingdonshire's Local Plan to 2036.

10. Condition.
Prior to the first use of the premises (the building used formerly as a car wash) for the purpose of hot food catering, a mechanical extract ventilation system shall be installed in such a manner as to avoid detriment to the amenity of the neighbourhood by way of noise or cooking odours, in accordance with a scheme submitted to and approved by the Local Planning Authority.
The approved scheme shall be designed in accordance with the EMAQ document entitled 'Control of Noise and Odour from Commercial Kitchen Exhaust Systems 2018' and meet the

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requirements of this document. The works shall be carried out in accordance with the approved details and retained as such in perpetuity.

Reason: In the interests of neighbour amenity to ensure no detrimental impact on the amenity of neighbours, by way of noise or cooking odours, in accordance with LP14 of Huntingdonshire's Local Plan to 2036.

11. Condition.
The external plant shall be installed as stated on plans ref: 24:142-003 Rev C received by the Local Planning Authority (LPA) on the 30th October 2025 and 24:142-004 Rev D received by the Local Planning Authority (LPA) on the 31st October 2025 and in accordance with the mitigation measures given in the Noise Impact Assessment prepared by Healthy Abode Acoustics dated 3rd April 2025 and received by the Local Planning Authority on the 4th April 2025 and the document 'Noise Impact Solution Timber Option' received by the Local Planning Authority on the 30th October 2025 and document 'Condensing Unit Type' received by the Local Planning Authority on the 31st October 2025 unless agreed in writing by Local Planning Authority

Reason: In the interests of neighbour amenity to ensure no detrimental impact on the amenity of neighbours, by way of noise or cooking odours, in accordance with LP14 of Huntingdonshire's Local Plan to 2036.

12. Condition.
Prior to the first use of the development hereby approved details of a scheme for the storage and collection of waste including any waste food products associated with the takeaway, submitted on plan 24:142-003 Rev C received by the Local Planning Authority (LPA) on the 30th October 2025 shall be retained as such thereafter unless agreed in writing by the Local Planning Authority.

Reason: In the interest of visual and neighbour amenity in accordance with LP14 of Huntingdonshire's Local Plan to 2036.

13. Note to applicant.
The applicant is reminded that any external adverts/signage relating to the takeaway may require a scheme submitted to and approved by the Local Planning Authority prior to the erection of any such signage.

14. Note to applicant.
A fee is payable for each "request" when submitting details pursuant to a condition or conditions of this permission that require(s) details to be submitted to and approved by the Local Planning Authority (i.e. details submitted under Article 27 of the Town and Country Planning (General Development Procedure) Order 2015. Further details on what constitutes a "request" can be found in the "Guidance Note - Fees for confirmation of compliance with condition attached to a

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planning permission". The appropriate fee can be found in the "Planning Fees Form". Both documents can be viewed via www.huntingdonshire.gov.uk. The Local Planning Authority should give written confirmation within a period of 8 weeks from the date on which the request and fee are received.

15. 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 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.

16. 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.

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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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