Application Number: 25/00290/FUL

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Mr Chris McCrae
Campbell McCrae Ltd
Chapel House
5 The Stiles
Godmanchester
Huntingdon
PE29 2JF

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

Proposal: Erection of a single self-build dwelling with garage, parking and amenity land.

Site address: Land At 19 Bury Road Ramsey

Applicant: Mr Jason Oswald

in accordance with your application received on 18th February 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan	22442_01		18.02.2025
Site Layout	22442_03	Rev E	12.08.2025

C. Kerr

Clara Kerr
Chief Planning Officer

Date 27th November 2025

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Floor plans and Elevations	22442_04	Rev C	12.08.2025
Plans	22442_05	Rev C	12.08.2025
Tree Protection Plan	22442_03revE greenwillows associates	V2	30.09.2025
Section	SECTION A_A minimal dig surface		30.09.2025
Arboricultural Assessment		V002	30.09.2025

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 development above slab level shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

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(a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;

(b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;

(c) a hard landscaping plan, indicating location, manufacturer, type, colour and size;

All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place during the current or next planting season.

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.

4. Condition.

No development above slab level shall take place until a detailed Biodiversity Enhancement scheme has been submitted to and approved in writing by the Local Planning Authority. The details shall include but not be limited to; specification, location, timing, an implementation programme, maintenance, and monitoring. The development shall be carried out in accordance with the approved details.

Reason: To help minimise the impact of the development upon biodiversity and seek to secure a net gain in biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

5. Condition.

No development, demolition, clearance or preparatory operations (including excavations) and the siting of site huts and WCs, shall commence on site in connection with the development hereby approved until the Temporary tree-protective construction exclusion zone detailed on Tree Protection Plan 22442_03 rev E V2 by greenwillows associates ltd (received by the LPA30/09/2025) has been laid out and a pre-



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commencement site meeting has taken place. The meeting shall be attended by the Site Manager, the Demolition Contractor, the Groundworks Contractor (if applicable), the Arboricultural Consultant and a representative from the Local Planning Authority to discuss all details of the tree protection measures as specified and any other site operations that have implications for trees.

The measures shall be retained intact for the duration of the construction works.

Any trees, shrubs or hedges covered by the protection measures which die or become severely damaged within five years from the completion of the construction works shall be replaced with trees, shrubs or hedge plants of similar size and species.

Reason: This is a pre-commencement condition to ensure that approved tree protection measures are implemented effectively by all on-site personnel throughout the course of works on the site in the interests of visual amenity, and to enhance the character and appearance of the site. 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.

6. Condition.

The development hereby permitted shall be carried out in strict accordance with the submitted tree protection measures, plans 'Section A_A minimal dig surface', 'new access close-up' and 'Tree protection' detailed in the submitted Arboricultural Method Statement received by the Local Planning Authority 30/09/2025. 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.

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.

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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.

7. Condition.

The development hereby permitted shall be carried out in strict accordance with the submitted Arboricultural Method Statement BVersion 002, received by the Local Planning Authority on 30/09/2025 unless otherwise agreed in writing by the Local Planning Authority.

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.

8. Condition.

Prior to the first occupation of the development (or prior to the commencement of the proposed use) visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted Drawing No. 22442_03 E. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

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

9. Condition.

Any gate(s) to the vehicular access hereby approved, shall be set back a minimum of 5 metres from the near edge of the highway carriageway, and shall be hung to open inwards and shall be retained as such.

In the interests of highway safety in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

10. Condition.

The access shall be a minimum width of 5m, for a minimum distance of 10m measured from the near edge of the highway carriageway and retained as such.

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Reason: In the interests of highway safety in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

11. Condition.

The development, hereby permitted, shall not be occupied or brought into use, until the vehicular access where it crosses the public highway has been laid out and constructed in accordance with the approved plans and shall be retained as such.

Reason: In the interests of highway safety, to ensure satisfactory access into the site and in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

12. Condition.

The access/driveway hereby approved shall be constructed so that uses a bound material for the first 5 metres to prevent debris spreading onto the public highway. Once constructed the driveway shall be retained as such.

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

13. Condition.

The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.

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

14. Condition.

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Prior to the first occupation of the development the proposed on-site parking and turning shall be laid out in accordance with the approved plans listed in the table above and thereafter retained for that specific use.

Reason: To ensure the permanent availability of the parking and manoeuvring area, in the interests of highway safety, in accordance with Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036.

15. Condition.

The dwelling(s) hereby permitted shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement for water efficiency, as set out in Approved Document G (or replacement standards) prior to first occupation. Such provision shall be maintained for the lifetime of the development.

Reason: In accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

Informative: The person carrying out building work must inform the building control body that the optional requirement for Water Efficiency (As set out in Approved Document G) and M4(2) applies.

16. Condition.

The dwelling hereby permitted, shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable' (or replacement standard), prior to occupation. Such provision shall be maintained for the lifetime of the development.- I will come back to you on what information we require to demonstrate this is not achievable.

Reason: To ensure the dwelling is accessible and adaptable in accordance with Policy LP25 of the Huntingdonshire Local Plan to 2036.

17. Condition.

The proposed 2 metre high acoustic fencing as specified on drawing 22442_03 rev E shall be installed prior to first occupation of the dwelling hereby permitted and thereafter retained in perpetuity.

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Reason: In the interests of preserving the residential amenity of the neighbouring property in accordance with Policy LP14 of Huntingdonshire's Local Plan to 2036.

18. Condition.

The materials to be used in the external construction of the development, hereby permitted, shall be as detailed in dwg non 22442_05 rev C received by the local planning authority on 12/08/2025 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

19. Condition.

The development hereby permitted shall consists exclusively of a dwelling which is self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.

Reason:For the development hereby permitted to be exempt from mandatory 10% Biodiversity Net Gain (BNG), as per Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

20. 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.

21. 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.



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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

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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.

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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