Application Number: 25/00973/S73

TOWN & COUNTRY PLANNING ACT 1990

Section 73 amendment to planning permission

Mrs Rebecca White
Rhochi Architecture & Design Ltd
The Old Bank
37 New Street
Doddington
Cambs
PE15 0SP

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

Proposal: Removal of Conditions 1 (5 Year Time Limit), 5 (Permanent Pitches), 6 (90 Days), 7 (Transient Pitches) and Variation of Condition 10 (Access) of 23/02358/FUL

Site address: Legacy Park Chatteris Road Somersham

Applicant: Mr F Adams

in accordance with your application received on 29th May 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Plans	PC-162-P100 (locaton only)		06.12.2023
Plans	PC-162-P102 A		06.12.2023
Plans	PC-162-P103 A		06.12.2023

Subject to the following condition/s.

1. Condition.
   The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 to Planning Policy for Traveller Sites (December 2024 - Ministry of Housing, Communities and Local Government) namely, "Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or

C. Kerr

Clara Kerr
Chief Planning Officer

Date 24th April 2026

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permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such." or as amended in any subsequent wording of the definition.

Reason: To define the scope of this planning permission in accordance with Policy LP27 of the Huntingdonshire Local Plan to 2036.

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 site development scheme shall be implemented in accordance with the approved details under 24/80345/COND and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To define the scope of this planning permission in accordance with Policy LP27 of the Huntingdonshire Local Plan to 2036.

4. Condition.
There shall be no more than 7 pitches on the site and on each of the pitches hereby approved no more than 2 caravans, shall be stationed at any time, of which only 1 caravan shall be a static caravan.

Reason: To define the scope of this planning permission in accordance with Policy LP27 of the Huntingdonshire Local Plan to 2036.

5. Condition.
No commercial activities shall take place on the land, including the storage of materials.

Reason: To define the scope of this planning permission in accordance with Policy LP27 of the Huntingdonshire Local Plan to 2036.

6. Condition.
Within 6 months of the date of this decision, the access shall be widened to a minimum width of 6m, for a minimum distance of 15m measured from the near edge of the highway carriageway and laid out with 7.5 radius kerbs. The access shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification, including adequate drainage measures to prevent surface water run-off onto the adjacent public highway and thereafter retained.

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

7. Condition.
Within six months of the date of this permission an updated flood evacuation plan shall be provided to the Local Planning Authority (LPA) for approval in writing. Should the submitted details fail to meet the approval of the LPA a further scheme for flood evacuation shall be submitted to the LPA within one month following the notification by the LPA that the submitted details have failed to meet requirements. The LPA reserve the right to repeat this request until an approved scheme is agreed. Once approved the requirements or actions of the plan shall thereafter be provided in accordance with the approved details.

Reason: To ensure that measures are in place and retained to protect the occupants of the site in the event of a flood emergency in accordance with Policy LP5 of the Huntingdonshire Local Plan to 2036.

8. 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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