Application Number: 23/01551/REM

TOWN & COUNTRY PLANNING ACT 1990

Reserved Matter(s) following Outline Planning Permission

Broadway Developments Yaxley Ltd
2 Milnyard Square
Orton Southgate
Peterborough
PE2 6GX
United Kingdom

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **APPROVE** the following matter(s) which had been reserved for later approval in the outline planning permission referred to above.

Proposal: Reserved Matters application relating to details of Access, Appearance, Landscape, Scale and Layout for Plot 16 (Units 20-22) (Use Class B2/B8), including details relating to conditions 8 (Levels), 10 (Foul Drainage), 14 (Lighting), 18 (Hydrants) relating to application reference 20/01855/FUL.

Site address: Land At Former Mushroom Farm Site Broadway Yaxley

in accordance with your application received on 16th August 2023 and plans (listed below) which form part of the application

C. Kerr

Clara Kerr
Chief Planning Officer

Date 1st February 2024

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
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Plan Type	Reference	Version	Date Received
drainage details	20023-183	P1	16.08.2023
lighting details	DWD-4394-Plot 16 Enterprise Business Park		16.08.2023
Planting Plan	PP01	4	03.01.2024
drainage details	20023-100	P18	16.08.2023
drainage details	20023-182	P1	16.08.2023
drainage details	20023-101	P10	16.08.2023
drainage details	20023-183	P1	16.08.2023
Landscaping	01 Landscape Maintenance and Management		16.08.2023
Site Plan	AL0200	P09	03.01.2024
Elevations	AB0800	P04	16.08.2023
Floor Plan/s	AB0200	P04	16.08.2023
Elevations	AB0810	P02	16.08.2023
Floor Plan/s	AB0210	P02	16.08.2023

Subject to the following condition/s.

1. Condition.

   The development hereby approved shall be carried out in accordance with the plans and documents listed in the above table.

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1. Reason.

For the avoidance of doubt to ensure that the development is carried out in accordance with the approved plans.

2. Condition.

The materials to be used in the external construction of the development, hereby permitted, shall be as detailed on the approved plans unless otherwise agreed in writing by the Local Planning Authority.

2. Reason.

To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy LP28 of the Huntingdonshire Local Plan to 2036.

3. Condition.

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.

3. Reason.

To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP33 of the Huntingdonshire Local Plan to 2036.

4. Condition.

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

4. Reason.

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To ensure the permanent availability of the parking/manoeuvring area, in the interests of highway safety and to accord with Policy LP17 of the Huntingdonshire Local Plan to 2036.

5. Condition.

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

5. Reason.

In the interests of highway safety and to ensure satisfactory access into the site and to accord with Policy LP17 of the Huntingdonshire Local Plan to 2036.

6. Condition.

The internal staff cycle parking facilities hereby approved shall be implemented in accordance with the approved plans before the development to which it relates is occupied or the use commenced and shall be retained and only used as such.

6. Reason.

To ensure appropriate provision for the secure storage of bicycles to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

7. Condition.

The development shall not be occupied or the use commenced until details of the facilities for the provision of secure covered visitor cycle parking for use in connection with the development has been submitted to and approved in writing by the Local Planning Authority. The details shall include the siting, means of enclosure, cycle rack systems where appropriate, appearance and materials. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained as such.

7. Reason.

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To ensure appropriate provision for the secure storage of bicycles to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

8. Condition.

The approved drainage details listed in the table above shall be completed prior to first occupation of the building hereby approved, or in accordance with an implementation programme to be agreed in writing with the Local Planning Authority.

8. Reason.

To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies LP5, LP12 and LP15 of the Huntingdonshire Local Plan to 2036.

9. Condition.

No display or storage of goods, materials, plant, machinery or equipment shall take place other than within the building (Plot 16) hereby permitted on the site.

9. Reason.

To ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to ensure that there is no loss of car parking and turning area to serve the development. To comply with Policies LP11, LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

10. Condition.

The development hereby permitted shall be strictly carried out in accordance with the Construction Phase Plan prepared by Barnack Estates UK Ltd received by the Local Planning Authority on 16th August 2023. The approved Construction Phase Plan shall be complied with throughout the construction period in accordance with the agreed details.

10. Reason.

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In the interests of neighbour amenity in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

11. 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:

    The LPA positively encourages pre-application discussions and makes clear that applications will then normally be determined as submitted. Details of the 'Pre-Application Advice' process can be found on the Planning pages on the Council's website www.huntingdonshire.gov.uk. If, as proposed, a development is considered unacceptable and it is apparent how it can be revised to make it acceptable, the LPA will set out how it can be amended to make it acceptable as part of its response to a preapplication enquiry. When an application is received, 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 NPPF 2023.

12. Note to applicant.

    Pollution Control

    Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

13. Note to applicant.

    CIL



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Huntingdonshire District Council became a Community Infrastructure Levy (CIL) Charging Authority on the 1st May 2012. The Council is obliged to collect the levy from liable parties once development that received planning permission on or after the 1st May 2012 commences. 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.

    The applicant is reminded that any signage placed on the buildings hereby permitted in the form of advertisement may require advertisement consent from the Local Planning Authority.

15. Note to applicant.

    Parent decision note

    This decision should be read in conjunction with the planning permission reference 20/01855/FUL. The submitted details pertaining to planning conditions 8 (levels), 10 (foul drainage), 14 (lighting scheme) and 18 (fire hydrants) of 20/01855/FUL are considered acceptable. It remains for the development to be constructed in accordance with the agreed details and the terms of the conditions.



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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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