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Mr Mark Hutchings
1 Pond Close
Pidley
Huntingdon
PE26 2NG
United Kingdom

Our Ref: 24/02037/PMBPA
Your Ref: 291 Oilmills Road, Ramsey Mer...

7th January 2025

Dear Mr Hutchings

Town & Country Planning (General Permitted Development) (England) Order 2015.

Proposal: Change of use of agricultural building into a three bedroom single occupancy dwelling, with parking and private amenity space

Site address: Barn 291 Oilmills Road Ramsey Mereside

Applicant: Mr Dyer

I refer to the above submission received on the 4th November 2024 and can confirm that Prior Approval has been given for the proposal. You will be free to proceed with the development under the "Order" provided that it is exactly in accordance with your submitted proposals.

Plan Type	Reference	Version	Date Received
Location and Site Plan	-PL01		04.11.2024
Site Plan	-PL02	Rev A	27.12.2024
Floor Plan/s	-PL03		04.11.2024
Elevations	-PL04		04.11.2024

Subject to the following condition/s.

1. Condition.
   The development hereby permitted under Class Q must be completed within a period of 3 years starting with the prior approval date.

   Reason: To comply with Class Q.2 (4) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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 as detailed on approved drawing entitled Existing and Proposed Elevations ref -PL04 received by the local planning authority on the 4th of November 2024 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 Policies LP10, LP11 and P12 of the Local Plan to 2036.

4. Condition.
Prior to the first use of the development the proposed on-site parking and turning shall be laid out, in accordance with approved plan ref -PL02 Rev A, received by the Local Planning Authority on the 27th of December 2024 and thereafter retained for that specific use.

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

5. Condition.
Prior to the first occupation of the development the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification and to the dimensions shown on approved plan ref
-PL02 Rev A, received by the Local Planning Authority on the 27th of December 2024.

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

6. 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.

It is a requirement of the above that the development shall be completed within a period of 3 years from the date of this notice.

It is a requirement of the above that the applicant shall notify the Local Planning Authority of the completion of the development as soon as reasonably practicable after completion, and that this notification shall be in writing and include (a) the name of the applicant, (b) the address or location of the development and (c) the date of completion.

Consent may be required under Building Regulations and you should contact that Department on 01480 388455.

Should you need to discuss your applications decision you can contact Huntingdonshire District Council's Planning Dept with your query at DevelopmentControl@huntingdonshire.gov.uk



Clara Kerr
Chief Planning Officer