Application Number: 25/01018/FUL

TOWN & COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

Mr Tom Kilvert
Brown & Co.
St Neots Office
The Fairways
Wyboston Lakes
Great North Road
Wyboston
Bedfordshire
MK44 3AL

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **REFUSE TO PERMIT** for:

Proposal: Construction of one residential self/custom build dwellinghouse

Site address: Wood Farm Vicarage Road Waresley Sandy

Applicant: Mrs Patricia Cameron Aitchison Raffety

in accordance with your application received on 5th June 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan	225027-03A		05.06.2025
Floor plans and Elevations	225027-12		05.06.2025
Block Plan	225027/04	B	13.06.2025

1. Reason.
   The proposed dwelling would represent an encroachment of built development in the countryside outside the built up area of Waresley, and does not accord with the specific opportunities for development in the countryside provided for by policies of the Local Plan. Furthermore, the proposal would result in detrimental impacts on the character and appearance of the immediate

C. Kerr

Clara Kerr
Chief Planning Officer

Date 27th March 2026

Huntingdonshire DISTRICT COUNCIL

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setting and would not recognise the intrinsic character and beauty of the countryside. Overall, the proposal would result in significant and demonstrable harm which is not outweighed by the benefits, and accordingly the development conflicts with Policies LP2 and LP10 of the Huntingdonshire Local Plan to 2036 and the NPPF 2024.

2. Reason.
   The proposed dwelling is considered to be at odds with the dominant character of the surrounding area as it would constitute backland development. It is therefore considered to be contrary to the prevailing pattern of development and would result in unacceptable harm to both the character and appearance of the locality. As such, the proposal is deemed to be contrary to Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework.

3. Reason.
   The application has failed to incorporate adequate provision for refuse (wheeled bins) by virtue of the omission of a unilateral undertaking agreement meaning the needs of future residents would not be met with regard to household waste management, contrary to the requirements of the Developer Contributions Supplementary Planning Document (2011) and Policy LP4 of the Huntingdonshire Local Plan to 2036.

4. 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.

General Notes

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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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