Application Number: 25/00598/S73

TOWN & COUNTRY PLANNING ACT 1990

Section 73 amendment to planning permission

Mr Mark Shirley
MWS architectural ltd
89 St Johns Road
Ely
CB6 3BW

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

Proposal: Proposed erection of No. 2 dwellings and the insertion of additional vehicular and pedestrian access point following the demolition of the existing barn: Variation of condition 2 for 22/02051/FUL to amended plans for plot 2

Site address: Former 79 Ugg Mere Court Road Ramsey St Marys

Applicant: Mr S Train Team C Properties Ltd

in accordance with your application received on 27th March 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Site Plan	280/P/03	D	27.03.2025
Plans	280/P/02	C (Plot 2)	27.03.2025
Location Plan	366/P/02		27.09.2022
Plans	280/P/01	B (Plot 1)	15.11.2022

Subject to the following condition/s.

1. Condition.
The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

1. Reason.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 5th June 2025

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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 approved under discharge of condition application 23/80238/COND unless otherwise agreed in writing by the Local Planning Authority.

2. Reason.
In the interests of visual amenity in accordance with Policies LP11 and LP12 of Huntingdonsire's Local Plan to 2036.

3. Condition.
The architectural details in the external construction of the development, hereby permitted, shall be as approved under discharge of condition application 23/80238/COND.

3. Reason.
To enhance the appearance of the development in the interests of visual amenity in accordance with Policies LP11 and LP12 of the Local Plan to 2036.

4. Condition.
All hard and soft landscape works shall be carried out and maintained in accordance with the approved details (23/80238/COND). Any trees or plants which are planted in connection with the approved soft landscape details which within a period of five years from planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of the same size and species as those originally approved.

4. Reason.
In the interests of visual amenity and to enhance the character and appearance of the site in accordance with Policies LP10, LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

5. Condition.
If, during development, contamination not previously identified is found to be present at the site;
(i) it shall be reported in writing to the local planning authority within 1 working day;
(ii) no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until site investigations have been undertaken and a remediation strategy has been submitted to and approved in writing by the local planning authority detailing how this unsuspected contamination will be dealt with;
(iii) the remediation strategy shall be implemented as approved;
(iv) no occupation of any part of the permitted development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until;

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a) the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the local planning authority;
b) if required by the local planning authority, any proposals for long-term monitoring of contaminant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the local planning authority.
(v) the long-term monitoring and maintenance plan shall be implemented as approved.

5. Reason.
To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters and property, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with the National Planning Policy Framework 2021 and Policies LP14 and LP37 of the Huntingdonshire Local Plan to 2036.

6. Condition.
The surface water and foul water drainage arrangements shall be carried out and complete in accordance with the details approved under 23/80238/COND and retained as such thereafter.

6. Reason.
To ensure sustainable design and use of water and to minimise the risk of flooding due to surface water run-off and to prevent environmental and amenity problems arising from flooding of foul water, in accordance with Policies LP6, LP12 and LP15 of the Huntingdonshire Local Plan to 2036.

7. Condition.
The development shall be carried out in accordance with the Biodiversity Method Statement approved under discharge of condition application 23/80238/COND.

7. Reason.
To ensure the protection and enhancement of biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

8. Condition.
The development shall be carried out in accordance with the precautionary mitigation measures set out in section 4 of the accompanying Preliminary Ecological Appraisal carried out by Samsara Ecology Ltd (dated May 2022) received 27th September 2022.

8. Reason.
In the interest of conserving protected species in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

9. Condition.

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The residential dwelling(s) hereby approved 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 prior to first occupation. Such provision shall be maintained for the lifetime of the development.

9. Reason.
To ensure the adequate provision of water efficiency methods in accordance with Policy LP12 part j of the Local Plan to 2036.

10. Condition.
The residential dwelling(s) hereby approved shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable' prior to first occupation. Such provision shall be maintained for the lifetime of the development.

10. Reason.
To ensure the adequate provision of accessible and adaptable dwellings in accordance with Policy LP25 of the Local Plan to 2036.

11. Condition.
Prior to the first occupation of the development any gate or gates to the vehicular access shall be set back a minimum of 6m from the near edge of the highway carriageway. Any access gate or gates shall be hung to open inwards.

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

12. Condition.
The gradient of the vehicular access shall not exceed 1:12 for a minimum distance of 5.0m into the site as measured from the near edge of the highway carriageway.

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

13. 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.

13. Reason.

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

14. Condition.
The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with the details approved under discharge of condition application 23/80238/COND.

14. Reason.
To prevent surface water discharging to the highway in the interests of highway safety, in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

15. Condition.
The first floor windows on the side elevations of Plot 1 (serving the bedrooms and ensuite) as shown on drawing no 280/P/01 Rev B shall be obscure glazed and fixed shut to a height no lower than 1.7m from internal finished floor levels and thereafter retained as such in perpetuity.

15. Reason.
In the interests of safeguarding the amenity of neighbours and future occupants in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

16. Condition.
The first floor window on the side elevation of Plot 2 (serving the bathroom) as shown on drawing no 280/P/02 Rev C shall be obscure glazed and fixed shut to a height no lower than 1.7m from internal finished floor levels and thereafter retained as such in perpetuity.

16. Reason.
In the interests of safeguarding the amenity of neighbours and future occupants in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

17. 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.

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In relation to this application, it was considered and the process managed in accordance with the National Planning Policy Framework 2024.

18. Note to applicant.
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.

19. Note to applicant.
Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

20. Note to applicant.
This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicants responsibility to ensure that, in addition to planning permission, any necessary
consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

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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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