Application Number: 25/00081/FUL

TOWN & COUNTRY PLANNING ACT 1990

Refusal of Planning Permission

Mr J Scotcher
Morton & Hall Consulting Ltd
1 Gordon Avenue
March
PE15 8AJ

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

Proposal: Retrospective application for change of use of site for storage containers using existing access.

Site address: AJ Farm Fenside Road Warboys

Applicant: Mr A Bareham In Care of Morton & Hall Consulting Ltd

in accordance with your application received on 13th January 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Proposals	H9888/02		16.01.2025

1. Reason.
   The change of use of the site to a storage container business use, on this rural countryside site, is not a rural business which has a legitimate reason for being located in the countryside. It therefore represents an unsuitable and unsustainable business use in this countryside location contrary to Policy LP19 of the Huntingdonshire Local Plan (2019). The storage containers, temporary site office and caravan structures on site, result in visual harm to the character and appearance of this rural site, and fail to recognise the intrinsic character and beauty of the countryside and the landscape of the Fen Margin, and as such are contrary to Policies LP10 part b., LP11 and LP12 of the Huntingdonshire Local Plan to 2036 and Policy C1 of the National Design Guide (2021).

C. Kerr

Clara Kerr
Chief Planning Officer

Date 29th August 2025

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Dmadmin@huntingdonshire.gov.uk

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www.huntingdonshire.gov.uk

2. Reason.
   The 4m access width is substandard and is insufficient to allow 2 vehicles to pass, leading to highway safety dangers. The application fails to demonstrate that the access to the site could provide safe access and egress for two vehicles to simultaneously enter and leave the site in a forward gear. Additionally, no visibility splay details for the access have been provided, so it can't be established whether sufficient visibility can be achieved for the access and use, which would be commensurate with the speed the road. No details of the existing and proposed vehicle movements associated with the site and use have been provided to ensure the use and access would be acceptable in highway safety terms . Due to the insufficient access width, the lack of sufficient details of visibility splays and traffic movements, the proposal would likely result in highway safety dangers contrary to Policy LP17 and the NPPF.

C. Kerr

Clara Kerr
Chief Planning Officer

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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

C. Kerr

Clara Kerr
Chief Planning Officer

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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.



Clara Kerr
Chief Planning Officer

Date 29th August 2025

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