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PARTNERS IN PLANNING

Planning Development Control,
Huntingdonshire District Council,
Pathfinder House,
St Mary's Street,
Huntingdon,
PE29 3TN

1st April 2025

Dear Sir/Madam

Application for a Certificate of Lawful Proposed Development for Erection of 1m Wall along the highway boundary and a 2m wall along the remaining land, in accordance with Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 2, Class A, at Taylor Dredging, Bromholme Lane, Cambridgeshire, Brampton, PE28 4NE

On behalf of the owner, please find enclosed our application submitted under Section 192 of the Town and Country Planning Act 1990 with regard to The Town and Country Planning (General Permitted Development) (England) Order 2015, under Schedule 2, Part 2, at Class A – *"Gates, Fences, Walls etc"* seeking confirmation that the erection of a 1m wall under that legislation would be lawful.

This submission seeks the Authority's approval, that with regard to The Town and Country Planning Act 1990 and for the avoidance of any doubt, it would be lawful to construct a 1m wall along the highway boundary and a 2m wall along the remaining land under permitted development rights which are understood to enable the erection, construction, maintenance, improvement or alteration of a wall or other means of enclosure.

This application is procedurally identical to the consented 24/02306/CLPD granted on the 13th February 2025.

The submission consists of the following documents:

- This covering letter
- Location Plan

- Application fee provided under separate cover

Planning History

The application area benefits from, or closely relates to, consent references 18/02599/CLED, 19/01070/CLED, 20/01088/CLED, 24/02306/CLPD. These enable:

18/02599/CLED - Use of land as a storage site within Class B8 in association with a river dredging business with ancillary office accommodation

19/01070/CLED - Use of land as a storage site within Class B8 in association with a river dredging business

20/01088/CLED - Use of land as a storage site within Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended) in association with a river dredging business

24/02306/CLPD - Erection of a wall up to 1m.

There are no planning conditions removing permitted development rights.

Assessment

Class A of Part 2 of Schedule 2 of the GPDO affords permitted development rights for *"The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure"*. Permitted development is assessed against a number of criteria set out in A.1. As we discuss below, we consider that the proposals set out within this application fully accord with the provisions and conditions of Part 2, Class A and represent permitted development.

We have set out that no planning conditions restrict permitted development rights on the site. Equally, there are no Article 4 directions that restrict permitted development rights on the site.

A.1 Development is not permitted by Class A if-	**Assessment**
(a)the height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the	**No part of the development would be a wall exceeding 1m in height along the highway boundary.**

carrying out of the development, exceed— *(i)for a school, 2 metres above ground level, provided that any part of the gate, fence, wall or means of enclosure which is more than 1 metre above ground level does not create an obstruction to the view of persons using the highway as to be likely to cause danger to such persons;* *(ii)in any other case, 1 metre above ground level;*	**Criteria (a) is satisfied.**
(b)the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed 2 metres above ground level;	**No part of the development would be greater than 2 metres above ground level.** **Criteria (b) is satisfied.**
(c)the height of any gate, fence, wall or other means of enclosure maintained, improved or altered would, as a result of the development, exceed its former height or the height referred to in paragraph (a) or (b) as the height appropriate to it if erected or constructed, whichever is the greater	**No part of the development would be greater than 2 metres above ground level.** **Criteria (c) is satisfied.**
(d) it would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding, a listed building	**The proposed development is not within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding a listed building.** **Criteria (d) is satisfied.**

The proposed development accords with the criteria as set out in Class A of Part 2 of the GPDO and therefore constitutes permitted development. A Certificate of

Proposed Development should therefore be issued confirming that the proposed development is lawful.

We trust the submission is acceptable and that the application can be duly registered and determined to a positive outcome. Should, however, you require any further information or have any questions or queries at this stage then please do not hesitate to contact me. We look forward to receiving confirmation of registration of the application your formal response in due course.

Yours sincerely,

[redacted]

Associate Planner