

DEVELOPMENT MANAGEMENT COMMITTEE 15th JULY 2024

Case No: 23/02183/S73

Proposal: VARIATION OF CONDITIONS 2 (EXTENSION TO DURATION OF PLANNING CONSENT) AND 5 (BIODIVERSITY MANAGEMENT/PLANTING) OF 1401623FUL.

Location: LAND SOUTH WEST OF CALDECOTE MANOR FARM,
ST NEOTS ROAD, ABBOTSLEY

Applicant: MR BEN RIDER

Grid Ref: 521561 257695

Date of Registration: 14th November 2023

Parish: ABBOTSLEY

RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee (DMC) in accordance with the Scheme of Delegation as the Officer recommendation of approval is contrary to that of the Parish Council.

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

- 1.1 The site comprises two arable fields to the north of St Neots Road, which links the village of Abbotsley to St Neots. The surrounding area is predominantly rural and agricultural in character and appearance and there are a few residential properties in the immediate vicinity of the site; the nearest being the cottages at Lansbury Farm to the west of the site. The nearest settlements are the village of Abbotsley, approximately 0.5km east of the site and St Neots, approximately 2.3km to the east. There is a bridleway that separates the two fields that make up the site, which runs from St Neots Road, northwards to Cambridge Road.

Approved Development

- 1.2 Planning permission was granted under reference 14/01623FUL for a Solar Farm comprising arrays of photovoltaic panels, plant equipment housing, security measures, landscaping, fencing and underground cable.

- 1.3 To expand on the approval, it was for a solar photovoltaic (PV) park on a site approximately 1.5 miles south-east of St Neots. The site area is approximately 62.9 hectares. However, the actual equipment to be installed will cover significantly less land (47ha) as the fencing is, in the main, offset several metres from the field boundaries, and the arrays are set a minimum of 4m inside the fence line. There are also aisles of between 3 and 7 metres between the arrays (depending on topography) to ensure that there is no overshadowing. The remaining 15 hectares to the north of the panels will revert to agricultural use. The site will be accessed via St. Neots Road.
- 1.4 The development includes arrays of PV panels, ancillary equipment, including inverters, a connection point and building, security fence and proposed landscape and ecological enhancements. A 5 metre by 5 metre substation is on the edge of the site where it is accessible by the District Network Operator. The panels would be mounted at around 0.8 metres from the ground at the lowest point (the southern edge) rising to a maximum of 2.40 metres at the highest point (the northern edge). Between each row of panels there would be approximately 3-7 metres to avoid any shadowing effect from one panel to another. The panels would be tilted at around 20 degrees from the horizontal and are orientated to face south towards the sun.

Proposal

- 1.5 This Section 73 application seeks to vary conditions 2 & 5 attached to planning permission 1401623FUL and the approved plan list.
- 1.6 A covering letter has been submitted with the application which outlines the following:
- Planning permission for solar farm on this site was granted in 2015 (planning reference 1401623FUL) and a first phase of development subsequently constructed, which has been operational since February 2016. The applicant intends to build out a second phase of development of the consented project.
 - The second phase of development comprises further solar PV array in the eastern field within the consented project area, and in the eastern part of the field to west of the operational portion of the site. The westernmost section within the approved planning boundary (west of Round Spinney) will remain undeveloped.
 - It is noted that the proposed phase 2 development layout within the fields either side of the existing operational section of the solar farm, constitutes a reduced overall footprint compared to the already consented layout within these fields.

- 1.7 This application has been accompanied by the following drawings and documents:
- Preliminary Ecological Appraisal (dated 14 November 2023)
 - Biodiversity Management Plan (dated 14 November 2023)
 - Landscape and Visual Impact Assessment (LVIA) Addendum (dated 14 November 2023)
 - A3 Figures Volume (latest update 31 Oct. 2023)
 - Landscape Planting Plan 1358-01 RevD (10 October 2023)
 - Badger Report (dated 14 November 2023)
 - Reptile Survey Report (dated 14 November 2023)
 - General Layout Plan EDG-103 GA LA-01 Rev9 (dated 28 February 2023)
 - Section 73 application cover document [this document] (dated 14 November 2023)
- 1.8 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (NPPF 2023) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2023 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'
- 2.2 The NPPF 2023 sets out the Government's planning policies for (amongst other things):
- delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment
- 2.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.
- 2.4 For full details visit the government website [National Guidance](#)

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
 - LP2: Strategy for Development
 - LP5: Flood Risk
 - LP10: The Countryside

- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP29: Health Impact Assessment
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- LP34: Heritage Assets and their Settings
- LP35: Renewable and Low Carbon Energy
- LP36: Air Quality

3.2 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Design Guide Supplementary Planning Document (2017)
- Developer Contributions SPD (2011)
- Huntingdonshire Landscape and Townscape SPD (2022)
- Huntingdonshire Strategic Flood Risk Assessment (2017)
- Cambridgeshire Flood and Water SPD (2017)
- LDF Developer Contributions SPD (2011)
- Annual Monitoring Review regarding housing land supply (2020)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

Local policies are viewable at <https://www.huntingdonshire.gov.uk>

3.3 The National Design Guide (2021):

- C1 - Understand and relate well to the site, its local and wider context
- I1 - Respond to existing local character and identity
- I2 - Well-designed, high quality and attractive
- B2 - Appropriate building types and forms
- M3 - Well-considered parking, servicing and utilities infrastructure for all users
- N3 - Support rich and varied biodiversity
- H1 - Healthy, comfortable and safe internal and external environment
- H2 - Well-related to external amenity and public spaces
- H3 - Attention to detail: storage, waste, servicing and utilities.

For full details visit the government website

4. PLANNING HISTORY

- 4.1 1401623FUL - Solar farm comprising arrays of photovoltaic panels, plant equipment housing, security measures, landscaping, fencing and underground cable (approved)

5. CONSULTATIONS

5.1 Abbotsley Parish Council – Recommend refusal.

The Parish Council does not agree with the extension of time being extended as set out within condition 2 of 1401623FUL. The Parish Council has concerns regarding existing conditions not being implemented.

5.2 Councillor Richard West – I have read the attached comments made by the Parish Council, will the planning officer please give consideration to the comments made by the council.

5.3 Cambridgeshire County Council's Highway Authority – No Objection. Recommends a condition that The access should be constructed with a width of 7.5m and radii of 15m in accordance with Drawing No. 2199-PL-04-A Rev. 02 Proposed Site Access Plan included within application 1401623FUL.

5.4 HDC Environmental Health Officer – No Objection.

5.5 Designing Out Crime Officer - No Objection.

5.6 Environment Agency – No objection.

5.7 HDC Conservation Officer – No objection.

5.8 Cambridgeshire County Council's Historic Environment Team (Archaeology) – No objection. Happy with the proposal to reduce the size of the planted trees along the side of the south eastern archaeological preservation area to 150cm feathered whips.

5.9 Cambridgeshire County Council's Definitive Map team – No objection. Recommend a condition that no planting shall be erected on or within 2m of the public rights of way.

5.10 County Access & Bridleways Officer (Cambridgeshire British Horse Society) – Object.

Object to this application on the grounds of the proximity of the proposed access to the site to the entrance to Byway 17 Abbotsley. This application contains very little detail of this access so it is difficult to tell exactly what is proposed nor the number of vehicles which will be regularly entering and egressing the application site, particularly during the construction period. Rightful users of this byway year round include ridden horses and horse drawn carriages. Has a risk assessment been carried out to ensure the safety of horses, their riders and their carriages / drivers? Even a WCHAR? If not, this should be undertaken and the access reviewed if necessary, in the light of the findings. It should be noted that ridden horses could well be crossing the B1046 St. Neots Road at this point to access the bridleway south

of the application site. Carriage drivers would be accessing the highway both east and west. Ridden horses would also have the right to use the B1046. I note that permission for this development was granted some time ago, however, it is essential that the most recent good practice is applied in terms of protecting the safety of all vulnerable highway (including rights of way) users. It is also essential to protect the amenity of our rights of way network for all users.

5.11 HDC Senior Landscape & Biodiversity Officer – No objection.

Having reviewed the Landscape and Biodiversity Management Plan version 6 (2014) and changes applied to the landscaping proposals (1358-01 Rev D) and revised Biodiversity Management Plan (14th November 2023), We can confirm the amendments align with the findings and other biodiversity surveys. We therefore accept the amended wording for Condition 5 to be varied to read: “The development of the plans for second phase of development shall be carried out in accordance with details included in the Biodiversity Management Plan dated 14 November 2023 unless otherwise first agreed in writing with the local planning authority”.

6. REPRESENTATIONS

6.1 No comments received from neighbouring properties.

7. ASSESSMENT

7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan’s policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.

7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within the NPPF (2023). The development plan is defined in Section 38(3)(b) of the 2004 Act as “the development plan documents (taken as a whole) that have been adopted or approved in that area”.

7.3 In Huntingdonshire the Development Plan (relevant to this applications) consists of:

- Huntingdonshire’s Local Plan to 2036 (2019)
- Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)

7.4 The statutory term ‘material considerations’ has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land:

Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.

- 7.5 Section 73 of the Town and Country Planning Act 1990 relates to applications for planning permission for the development of land without complying with conditions subject to which a previous planning permission was granted.
- 7.6 Part 2 of Section 73 states that on such an application, the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and —
- (a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and
- (b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.
- 7.7 The PPG advises that "Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended. A decision notice describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission unless they have already been discharged".
- 7.8 The main issues to consider in the determination of this application are:
- The Principle of Development
 - Condition 2 (Extension to duration of planning consent)
Biodiversity
 - Condition 5 (Biodiversity Management / Planting)
 - Impact on the public right of way
 - Other conditions

The Principle of Development

- 7.9 Members should be aware that there are two pending applications for solar farms within the local vicinity:
- Application at Land South Of Abbotsley Country Homes, Drewels Lane, Abbotsley 23/01507/FUL

- Cross boundary application with South Cambridgeshire District Council (majority being with Huntingdonshire District Council) at Land North East Of Weald Farm, Cambridge Road, Eynesbury 24/00295/FUL

7.10 However, the principle of the development (including landscape etc) for this solar farm has been established and agreed under planning permission 1401623FUL which have been implemented through the construction of a first phase of the development which has been operational since February 2016.

Condition 2 (Extension to duration of planning consent)

7.11 Condition 2 of 1401623FUL states:

“The permission hereby granted shall expire no later than 30 years from the date when electrical power is first exported from any of the solar panels to the electricity grid network, excluding electricity exported during initial testing and commissioning (First Export Date). Written confirmation of the First Export Date shall be provided to the Local Planning Authority no later than 1 calendar month after the event.

If any of the panels hereby permitted fail to produce electricity for supply to the grid for a continuous period of 6 months, a scheme shall be submitted to the Local Planning Authority for its written approval within 3 months of the end of that 6 month period for the repair or removal of the relevant panels. Where repairs or replacements are required the scheme shall include a proposed programme of remedial works. Where removal of the relevant panels is required the scheme shall include a timetable for the dismantling and removal of the relevant panels and associated above ground works and timetable for any necessary restoration works following removal of the panels. The relevant scheme shall thereafter be implemented in accordance with the approved details and timetable.

Reason: It would not be appropriate to grant a permanent planning permission as: the solar panels have a limited life; in order to mitigate the loss of agricultural land; and given possible shading from future development nearby.”

7.12 The submitted covering letter states in order to ensure the economic viability of the project, it is necessary to vary the condition limiting the lifetime of the project in order to extend the permission to 45 years from first electrical export from the proposed phase 2 of the approved development.

7.13 The application proposes the variation of condition 2 to:

“Planning permission for the Caldecote solar farm shall expire no later than 45 years from the date when electrical power is first

exported to the electricity grid network from any of the solar panels within the second phase of development subject to section 73 application”

- 7.14 On review of the file for 1401623FUL, an email from Solarplicity stated that Phase 1 of solar farm started to export electricity to the grid on 24th February 2016. Therefore, the current permission expires on the 24th February of 2046 given the 30 year duration of the consent.
- 7.15 Policy LP35 of the Local Plan states: ‘A proposal for an extension of time to the permitted period for time limited planning permissions for a renewable or low carbon energy generation installation will be required to demonstrate that the measures to address adverse planning impacts remain effective and adhere to prevailing standards.’
- 7.16 Officers note the objection from the Parish Council in relation to the extension of the duration of the planning consent.
- 7.17 It is now normal for solar farm permissions to span 40 years which reflect the operational lifespan of the components within a solar farm and the advance in technology. It is also standard practice for that duration of the consent to begin when electrical power is from exported from any of the solar panels to the electricity grid network (basically the first export date).
- 7.18 Given how solar farms are given a temporary planning permission, it is unusual for solar farms to be phased developments. It was also not envisaged that the development would be split into a phased development. The original conditions did not reflect such a situation.
- 7.19 Officers have a number of concerns with the proposed variation of condition 2.
- 7.20 The first concern with the proposed wording is that phase 1 in theory would then have an open-ended planning permission. This is because it refers to the 45 years starting when electrical power is first exported to the electricity grid network from any of the solar panels within the second phase of development.
- 7.21 It would be open-ended because it would be unreasonable for officers to apply a time consent for the completion of phase 2. Therefore, officers cannot be certain when phase 2 will be completed.
- 7.22 Because it is unclear and uncertain when phase 2 will be completed, the second concern is around the proposed duration of 45 years.

- 7.23 Officers also note that phase 1 and in particular phase 2 is situated on grade 2 land agricultural land. The reason for condition 2 being a temporary consent clearly refers to agricultural land. The officer report for 1401623FUL also outlined how the loss of some grade 2 agricultural land was a negative impact of the development and the proposed 30 year temporary consent was a control for this.
- 7.24 For these reasons, it is considered that the proposed variation to condition 2 is unacceptable.
- 7.25 However, officers feel that an extension of the approved duration from 30 years to 40 years from the date when electrical power is first exported from any of the solar panels to the electricity grid network is reasonable and acceptable. Given that solar farm started to export electricity to the grid on 24th February 2016, this would mean the consent would expire on the 24th February of 2056.
- 7.26 The recommended variation of the wording of condition 2 would be:

The permission hereby granted shall expire no later than 40 years from 24th February 2016.

If any of the panels hereby permitted fail to produce electricity for supply to the grid for a continuous period of 6 months, a scheme shall be submitted to the Local Planning Authority for its written approval within 3 months of the end of that 6 month period for the repair or removal of the relevant panels. Where repairs or replacements are required the scheme shall include a proposed programme of remedial works. Where removal of the relevant panels is required the scheme shall include a timetable for the dismantling and removal of the relevant panels and associated above ground works and timetable for any necessary restoration works following removal of the panels. The relevant scheme shall thereafter be implemented in accordance with the approved details and timetable.

Reason: It would not be appropriate to grant a permanent planning permission as: the solar panels have a limited life; in order to mitigate the loss of agricultural land; and given possible shading from future development nearby.”

Condition 5 (Biodiversity Management / Planting)

- 7.27 Condition 5 of 1401623FUL states:

“The development hereby approved shall be carried out in accordance with the Landscape and Biodiversity Management Plan version 6 submitted on the 19th November 2014 unless otherwise first agreed in writing with the local planning authority.

Reason: To minimise any potential impacts on habitats and protected species and enhance biodiversity in accordance with policy CS1 of the Adopted Core Strategy (2009), paragraph 109 of the National Planning Policy Framework (2012) and paragraph 27 of the Planning practice guidance for renewable and low carbon energy (2013)."

7.28 The application proposes the variation of condition 5 to:

"The development of the plans for second phase of development shall be carried out in accordance with details included in the Biodiversity Management Plan dated 14 November 2023 unless otherwise first agreed in writing with the local planning authority."

7.29 As outlined above, it is noted that the proposed phase 2 development layout within the fields either side of the existing operational section of the solar farm, constitutes a reduced overall footprint compared to the already consented layout within these fields.

7.30 Additional information has been submitted in support of this application:

- Preliminary Ecological Appraisal (dated 14 November 2023)
- Biodiversity Management Plan (dated 14 November 2023)
- Landscape and Visual Impact Assessment (LVIA) Addendum (dated 14 November 2023)
- A3 Figures Volume (latest update 31 Oct. 2023)
- Landscape Planting Plan 1358-01 RevD (10 October 2023)
- Badger Report (dated 14 November 2023)
- Reptile Survey Report (dated 14 November 2023)
- General Layout Plan EDG-103 GA LA-01 Rev9 (dated 28 February 2023)
- Section 73 application cover document [this document] (dated 14 November 2023)

7.31 The updated proposals include mitigation and enhancement measures in relation to local biodiversity and landscaping. It is noted that the landscaping proposals will provide further screening of the first phase of the project already installed as well as the new second phase. These measures include the following:

- A native tree line planted along the eastern field boundary alongside existing hedgerow
- A new hedgerow planted along the western boundary
- Native climbers planted along the northern fence line of each field
- Precautionary installation of 20 skylark plots in neighbouring agricultural fields to avoid impacts on nesting birds
- Buffer zone included in PV installation design to avoid impacts on badger setts along field perimeter

- Installation of bat and bird boxes and hibernacula for reptiles and amphibia to enhance habitats
- 7.32 Since the submission of the application and following comments received from Cambridgeshire County Council's Historic Environment Team (Archaeology), the applicant has reduced the size of the planted trees along the side of the south eastern archaeological preservation area to 150cm feathered whips.
- 7.33 The Council's Senior Landscape & Biodiversity Officer has reviewed the submitted information and has advised that the amendments align with the findings and other biodiversity surveys. The proposed variation of condition 5 is acceptable.
- 7.34 The recommended variation of the wording of condition 5 would be:
- "The development of the plans for second phase of development shall be carried out in accordance with details included in the Biodiversity Management Plan dated 14 November 2023 unless otherwise first agreed in writing with the local planning authority."*

Impact on the public right of way

- 7.35 Public Byway 1/7 divides the site in a north-south direction. It is a continuation of a track to the south of St. Neots Road that allows walkers to walk cross country from Eynesbury Hardwicke to the A428. Where it divides the proposed solar farm, it is noted that there is mature landscaping that minimise the impact on the public right of way.
- 7.36 Cambridgeshire County Council's Definitive Map Team have raised no objection subject to a condition that no planting shall be erected on or within 2m of the public rights of way.
- 7.37 Officers note that the Cambridgeshire County Council's Definitive Map team did not recommend this condition on 1401623FUL but also note the guidance that is referred to by the Definitive Map Team is dated 2020. The landscaping scheme agreed as part of 1401623FUL and also this application included strengthening the boundaries to the public right of way. Officers therefore think this recommended condition would conflict with the already agreed landscaping strategy. For that reason, the condition is not recommended to be included.
- 7.38 County Access & Bridleways Officer (Cambridgeshire British Horse Society) have objected on grounds of access and potential conflict with users of the byway.
- 7.39 Officer notes that British Horse Society was consulted on 1401623FUL but did not provide comment on the application.

- 7.40 The access arrangements have been agreed under 1401623FUL. Neither Cambridgeshire County Council's Definitive Map team or Cambridgeshire County Council's Highway Authority have objected to the application.
- 7.41 Whilst officers appreciate the concerns raised by the County Access & Bridleways Officer (Cambridgeshire British Horse Society), matters of access and the users of the public right of way has been adequately assessed under 1401623FUL and the proposed changes under this application do not warrant a refusal of the application.

Other conditions

- 7.42 All conditions from 1401623FUL shall be reapplied to this decision.
- 7.43 The Highway Authority has recommended the following condition:
- The access should be constructed with a width of 7.5m and radii of 15m in accordance with Drawing No. 2199-PL-04-A Rev. 02 Proposed Site Access Plan included within application 1401623FUL.
- 7.44 Officers consider these works need to be carried prior to the construction of any more development on the site and the condition is therefore recommended.

Conclusion

- 7.45 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.46 As outlined in this report, officers do not find the proposed variation of condition 2 (Extension to duration of planning consent) acceptable. However, officers proposed to vary condition 2 to extend the duration of the permission from 30 years to 40 years, extending the lifetime of the consent to 24th February 2056.
- 7.47 The proposed variation of condition 5 is acceptable.
- 7.48 It is therefore considered that the proposal has demonstrated that the measures to address adverse planning impacts remain effective and adhere to prevailing standards in compliance with Policy LP35 of the Local Plan.
- 7.49 Having regard for all relevant material considerations, it is concluded that the proposal would accord with local and national planning policy. Therefore, it is recommended that planning permission be granted.

8. RECOMMENDATION - APPROVAL subject to the following conditions:

- Approved Plans
- Temp 40 year permission from first exportation of electricity from the solar farm
- No more than 100,000 panels
- Compliance with updated Landscape and Biodiversity Management Plan
- Pre-commencement - Colour of gates, security fencing and security measures.
- Compliance with Flood Risk Assessment
- No floodlight or sound emitting burglar alarms to be installed.
- Any temporary compounds shall cease and be removed within 3 months of the first export of electricity from the solar panels on phase 2.
- Site access should be constructed in accordance with the Drawing No. 2199-PL-04-A Rev. 02 Proposed Site Access Plan included within application 1401623FUL

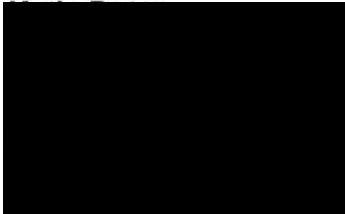
If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquiries about this report to **Lewis Tomlinson Senior Development Management Officer** – lewis.tomlinson@huntingdonshire.gov.uk

Pathfinder House, St Mary's Street 01480 388424 Huntingdon. PE29 3TN
www.huntingdonshire.gov.uk
Developmentcontrol@huntingdonshire.gov.uk

Abbotsley Parish Council



Our Ref : 23/02183/S73

24th November 2023

Dear Clerk

**PARISH COUNCIL CONSULTATION – APPLICATION REF. 23/02183/S73
Variation of Conditions 2 (Extension to duration of planning consent) and 5
(Biodiversity Management/Planting) of 1401623FUL.
Land South West Of Caldecote Manor Farm St Neots Road Abbotsley**

Enclosed is the form relating to the above application.

I would be grateful to receive any views your Council would wish to make in respect of the proposed development. Any representations made should be representations of the Parish Council as such and not of individuals and should include material planning reasons for any recommendation of approval or refusal.

Residential neighbours abutting the site will be notified of its submission and invited to make comments. I will suggest to them that they may wish to let you have a copy of their comments but would remind you that it is inappropriate to delay your recommendation for this.

I should be pleased to receive your Council's views as soon as possible or in any case by 15th December 2023.

Cont.....

The application including documents and plans, is also available to view from Huntingdonshire District Council's Web site at <http://publicaccess.huntingdonshire.gov.uk/online-applications/> It is also possible to submit any comments you care to make direct from this site to this office. Alternatively, you may submit comments by post, email or fax. The quickest way to submit comments is by e-mail to developmentcontrol@huntingdonshire.gov.uk.

If you wish to discuss this matter further, please contact the team via email to [**developmentcontrol@huntingdonshire.gov.uk**](mailto:developmentcontrol@huntingdonshire.gov.uk).

Yours faithfully
Clara Kerr
Chief Planning Officer

Pathfinder House, St Mary's Street 01480 388424 Huntingdon. PE29 3TN
www.huntingdonshire.gov.uk
Developmentcontrol@huntingdonshire.gov.uk

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 23/02183/S73 Case Officer Lewis Tomlinson

Proposal: Variation of Conditions 2 (Extension to duration of planning consent) and 5 (Biodiversity Management/Planting) of 1401623FUL.

**Location: Land South West Of Caldecote Manor Farm St Neots Road Abbotsley
Observations of Abbotsley Town/Parish Council.**

Please box as appropriate

Recommend **approval** because... (please give relevant planning reasons in space below)

Recommend **refusal** because... (please give relevant planning reasons in space below)

Abbotsley Parish Council met yesterday and unanimously objected to this planning application for the following reason:

- The Parish Council does not agree with the extension of time being extended as set out within condition 2 of 1401623FUL.
- The Parish Council has concerns regarding existing conditions not being fully implemented.

No observations either in favour or against the proposal

Abbotsley Parish Council Clerk to Abbotsley Town/Parish Council. (For GDPR purposes please do not sign) Date :15th December 2023

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Please send response to email address below:-

Development.control@huntingdonshire.gov.uk

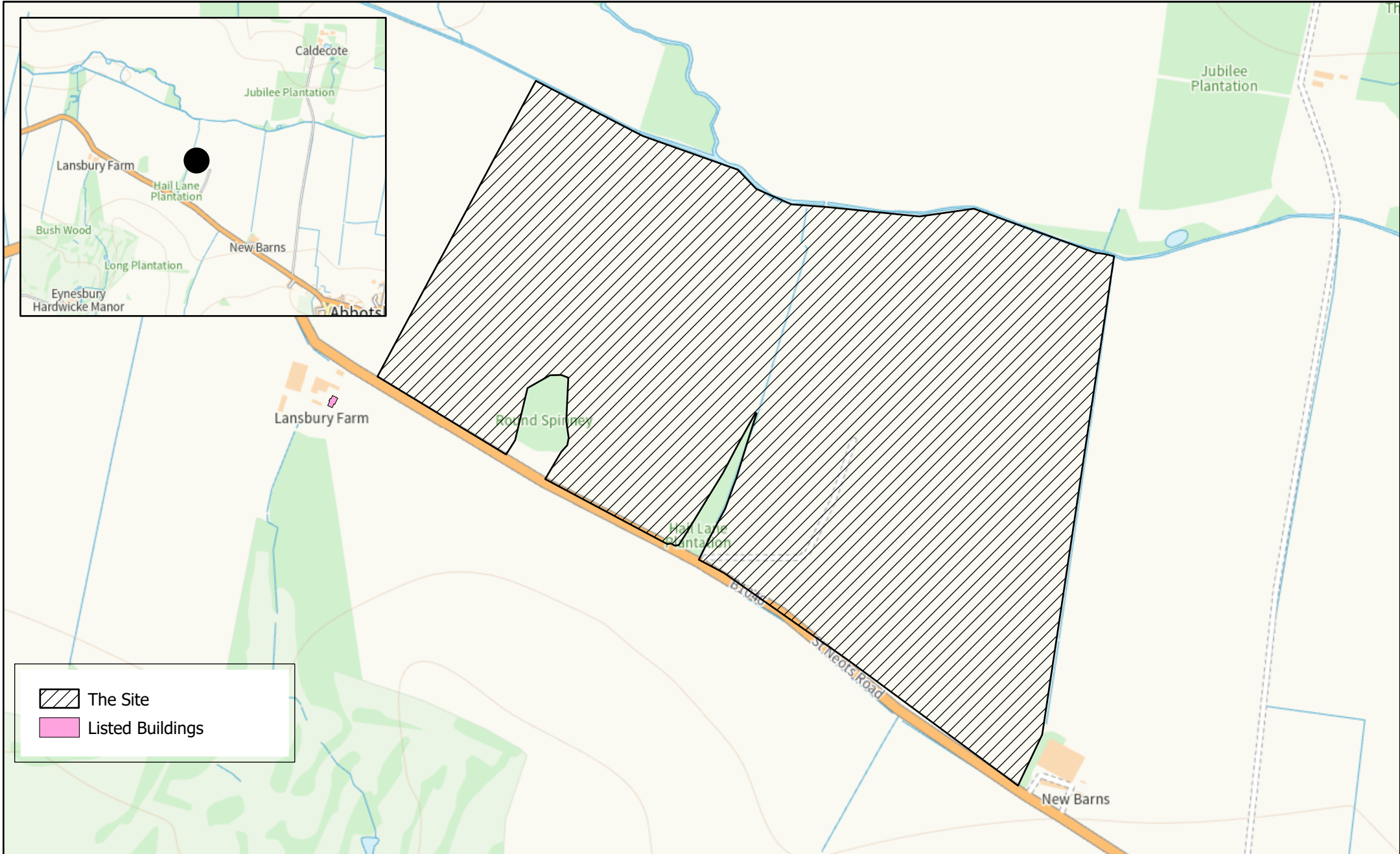
(Development Management)

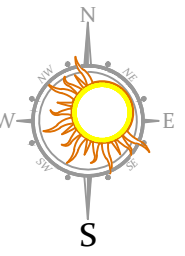
Development Management Committee

Application Ref: 23/02183/S73

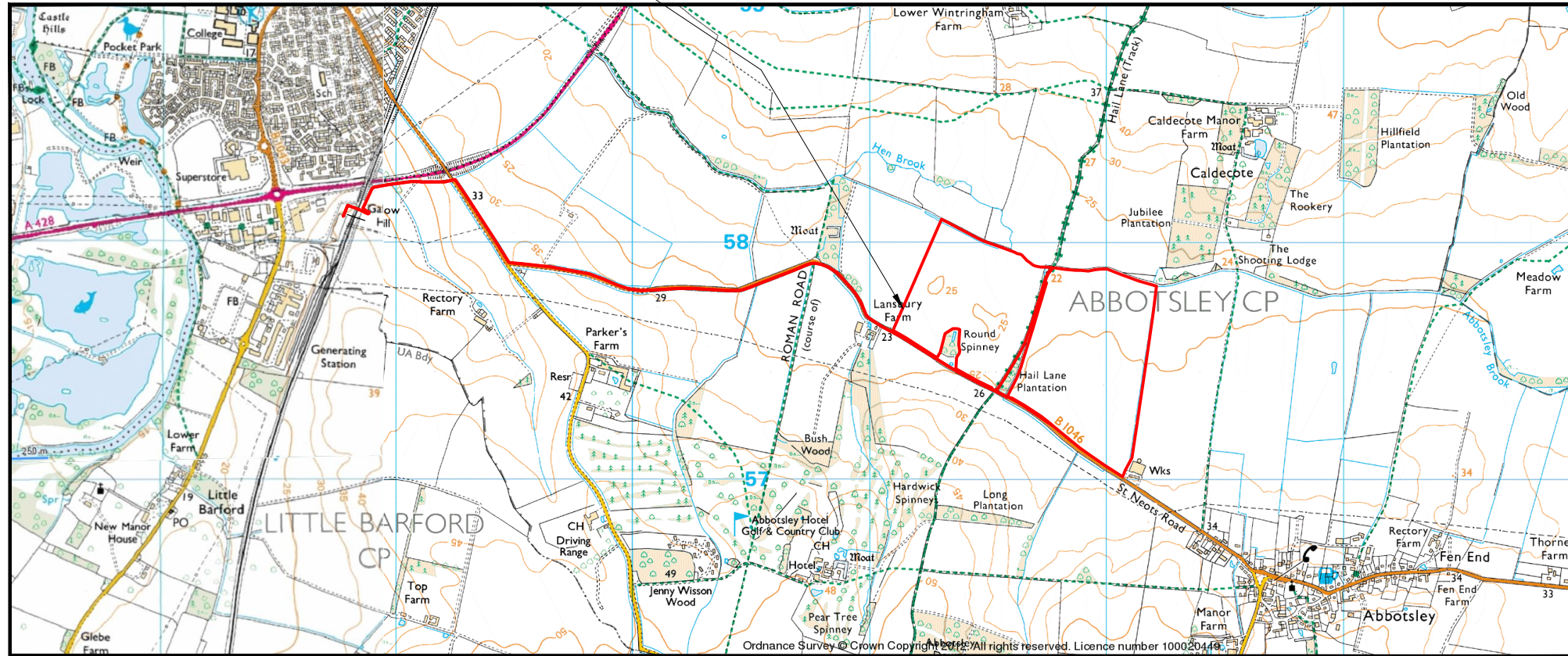
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Date Created: 03/07/2024





PROPOSED SITE BOUNDARY



SITE LOCATION PLAN

SCALE 1:25000 @ A3
SCALE 1:12500 @ A1



SCALE 1:25000

03	REVISED CABLE ROUTE		13.05.14
02	REVISED CABLE ROUTE		24.07.13
01	FIRST ISSUE	?	04.06.13
REV	DESCRIPTION	DRN/RQD	DATE



PLANNING PACK

PROJECT :
CALDECOTE MANOR FARM

ADDRESS:
ABBOTSLEY ST NEOTS CAMBRIDGESHIRE PE19 6XQ

DRAWING TITLE:
SITE LOCATION PLAN

SCALE: 1:25000 @ A3 DATE: 13.05.14

DRAWING No. 2199-PL-01 REV 03