

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION  
SUBJECT TO CONDITIONS

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TO: Andrew S Campbell Associates  
48 St Ives Road  
Hemingford Grey  
Huntingdon  
Cambridgeshire  
PE28 9DX

The Council hereby grants permission for Temporary Siting of Caravan

at Barn Farm, East Hatley, Hatley  
(for Mr & Mrs C P Hooks)

In accordance with your application dated 5<sup>th</sup> January 2008 (as amended by the plan franked 26<sup>th</sup> November 2009) and the plans, drawings and documents which form part of the application, subject to conditions set out below.

1. **The use, hereby permitted, shall be discontinued, and the mobile home, hereby permitted, shall be removed and the land restored to its former condition on or before 31st January 2012 in accordance with a scheme of work to be submitted to and approved in writing by the Local Planning Authority.**  
(Reason - Approval of the proposal on a permanent basis would be contrary to the proper planning of the area and to ensure compliance with Policy HG/9 of the adopted South Cambridgeshire Local Development Framework 2007 and Annex A of Planning Policy Statement 7.)
2. **The occupation of the mobile home shall be limited to a person solely or mainly working, or last working in the locality in agriculture, forestry, or a widow or widower of such a person, and to any resident dependants.**  
(Reason - The mobile home is situated in a rural area outside the village framework of East Hatley where the Local Planning Authority would not normally grant planning permission for such development and this permission is granted solely in order to fulfil a need to satisfy the requirement of Policy HG/9 of the adopted South Cambridgeshire Local Development Framework 2007.)

**Informatives**

The Planning Committee in granting approval for the mobile home, requests that the applicant considered relocating some of the livestock to the buildings further to the south on the opposite side of the road, to help alleviate concerns relating to noise which have been raised by the residents of nearby properties during the consideration of this application.

**Reasons for Approval**

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
  - a) South Cambridgeshire Local Development Framework  
Development Control Policies 2007:  
**DP/1 (Sustainable Development)**  
**DP/2 (Design of New Development)**  
**DP/3 (Development Criteria)**  
**DP/7 (Development Frameworks)**  
**HG/9 (Dwelling to Support a Rural Based Enterprise)**
2. The development is not considered to be significantly detrimental to the following material planning considerations, which have been raised during the consultation exercise:
  - Residential Amenity
  - Landscape Character

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- Agricultural Need
- Traffic Generation

3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

**General**

1. Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995, a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission (or reserved matter consent).
2. The fee is £85 per request or £25 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of a dwellinghouse. The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website [www.scambs.gov.uk](http://www.scambs.gov.uk) (application forms - 1app forms-application for the approval of details - pack 25.)
3. It is important that all conditions, particularly pre-commencement conditions, are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.
4. All new buildings that are to be used by the public must, where reasonable and practicable, be accessible to disabled persons and provide facilities for them. The applicant's attention is therefore drawn to the requirements of Section 76 of the Town and Country Planning Act 1990 and the Building Regulations 2000 (as amended) with respect to access for disabled people.
5. The applicant's attention is drawn to the requirements of the Party Wall etc. Act 1996 if works are proposed to a party wall.
6. The approved plans for this application are as originally submitted unless otherwise specified in this Decision Notice. The development should be completed strictly in accordance with these plans. Any amendment to these approved plans must be first agreed in writing by the Local Planning Authority.
7. If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from Building Control Services at South Cambridgeshire District Council. Their contact details are: tel. 08450 450 500 or [building.control@scambs.gov.uk](mailto:building.control@scambs.gov.uk) or via the website [www.scambs.gov.uk](http://www.scambs.gov.uk).



Dated: 26<sup>th</sup> February 2010

Corporate Manager - Planning and Sustainable Communities

South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

**THIS PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.**

SEE NOTES OVERLEAF

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**NOTES**

**Appeals to the Secretary of State**

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so using a form which you can get from the Customer Support Unit, Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Alternatively, an online appeals service is available through the Appeals area of the Planning Portal - see [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs). The Planning Inspectorate will publish details of your appeal on the internet. This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information you are happy will be made available to others in this way, including personal information belonging to you. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Fully completed appeal forms must be received by the Planning Inspectorate within six months of the date of this decision notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving the notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

**Purchase Notices**

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.