
Town and Country Planning Act 1990

PLANNING DECISION NOTICE

1 Details of the application

Reference: F/YR18/0391/F
Registered: 25 April 2018

Applicant: Whittlesey Town Council
Grosvenor House
Grosvenor Road
Whittlesey
Peterborough
Cambridgeshire PE7 1AQ

Agent: Mr Jamie Burton
Swann Edwards Architecture
Limited
Fen Road
Guyhirn
Wisbech
Cambs PE13 4AA

2 Address to which this permission relates

Police Station Queen Street Whittlesey Peterborough Cambridgeshire PE7 1AY

3 Details of this decision

Permission is **GRANTED** to carry out the **Change of use from sui generis to mixed use of B1 (offices), Financial and Professional Services (A2), Council Chamber (D1) including the erection of a single-storey rear extension and removal of garage door and insertion of fire door and windows and 2 x 3-bed dwellings (C3)** in accordance with the details set out below.

4 Conditions

This permission is subject to the following conditions:

- 1 The development permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The on-site parking area to the front of the site, as detailed on the approved plan, shall be retained in perpetuity for that specific use.

Reason - To ensure the permanent availability of the parking area, in the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.

- 3 The premises shall be used only for Use Classes A2, B1(a) and D1 of The Town and Country Planning (Use Classes) Order 1987 and for no other purpose.

Reason - an alternative use would require further consideration of residential amenity, highway safety, parking provision in accordance with LP2, LP15 and LP16 of the Fenland Local Plan 2014.

- 4 Prior to the occupation of the dwellings hereby approved a noise impact assessment and management plan (including any necessary mitigation measures and timing for this) in relation to the plant on site shall be submitted to and approved in writing by the Local Planning Authority, any necessary mitigation shall then be implemented in accordance with the approved scheme.

Reason - to protect the residential amenity of the future occupiers of the development in accordance with Policy LP16 of the Fenland Local Plan 2014.

Please note this condition needs to be discharged through the submission of a Discharge of Condition Application through the Local Planning Authority. Please read this condition carefully and ensure that you comply in full.

The additional information required by this condition is considered necessary to make the development acceptable in planning terms.

- 5 The development hereby approved shall be finished externally in materials to match the existing building.

Reason - To safeguard the visual amenities of the area in accordance with Policy LP16 and LP18 of the Fenland Local Plan 2014.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans and documents

Reference	Title
	Application form
03	Existing Site Layout (revision A)
22	Location plan and proposed site plan (revision A)
20	Proposed Floor Plans (revision C)
02	Existing Elevations
01	Existing Floor Plans
21	Proposed Elevations (revision A)

Reason - For the avoidance of doubt and in the interest of proper planning.

5 Informatives

The following points are also relevant to this permission:

- 1 The Local Planning Authority has worked positively and proactively with the applicant to seek solutions to problems arising from the application and as such planning permission/consent is granted on the basis of amendments to the originally submitted application.
- 2 Prior to the occupation of a dwelling a bin charge is payable in accordance with the leaflet found at <http://www.fenland.gov.uk/newbins>

Please contact environmentalservicerequests@fenland.gov.uk for further information.
- 3 You are reminded that this project may require approval under Building Regulations prior to work commencing. It is recommended that you make enquiries in this respect direct to CNC working in partnership with the Local Authority Building Control Team (0808 1685041 or E-mail: enquiries.kl@cncbuildingcontrol.gov.uk).
- 4 For monitoring purposes the development is considered to be in or adjacent to the settlement as set down in Policies LP4, LP6 and LP12 of the Fenland Local Plan 2014.
- 5 Please be advised that any proposed advertisements may require the benefit of separate advertisement consent.

6 Authorisation

Authorised by: Nick Harding
Head of Planning

Signature:



Date the decision was made: 20 June 2018

Fenland District Council
Development Services
County Road
March
Cambridgeshire
PE15 8NQ

Phone: 01354 654321
E-mail: planning@fenland.gov.uk

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 under the provisions of the Town and Country Planning Act 1990 and/or the Planning (Listed Buildings and Conservation Areas) Act 1990.

If you want to appeal, then you must do so within **6 months** of the date of this notice, using a form which you can get from the Planning Inspectorate at Initial Appeals, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, by contacting the customer support team on 0303 444 5000 or online <https://www.gov.uk/planning-inspectorate>

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 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 or consent or could not have granted it without the conditions they 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 their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission or listed building consent or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably 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. This notice will require the Council to purchase his interest in the land in accordance with the provisions the Town and Country Planning Act 1990 and/or the Planning (Listed Buildings and Conservation Areas) Act 1990.

Compensations

In certain circumstances compensation may be claimed from the local planning authority if permission or consent is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.