
Town and Country Planning Act 1990

PLANNING DECISION NOTICE

1 Details of the application

Reference: F/YR25/0660/FDC
Registered: 9 September 2025

Applicant: Mr Phil Hughes
Fenland District Council
Fenland Hall
County Road
March
Cambridgeshire
PE15 8NQ

Agent: Mr Neil McHugh
MUGA UK Ltd
Mill Farm
Hathern Road
Shepshed
Leics
LE12 9RP

2 Address to which this permission relates

**Manor Leisure Centre Station Road Whittlesey Peterborough Cambridgeshire
PE7 1UE**

3 Details of this decision

Permission is **GRANTED** regarding:

Erect a Playzone court with 4 x floodlights on 8.0m high poles.

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 development hereby approved shall be finished externally in materials in accordance with plan references MCA-MUK3444-04 REV A, MCA-MUK3444-02 REV E & MCA-MUK3444-01 REV E.

Reason - To safeguard the visual amenities of the area and ensure compliance with Policy LP16 of the Fenland Local Plan, adopted May 2014.

- 3 Prior to the first use of the development hereby approved a habitat and landscape management plan, including long term design objectives (5 year period), phasing, and maintenance schedules for all habitat and landscape areas, other than domestic gardens, shall be submitted to and approved in writing by the local planning authority. The habitat and landscape management plan shall be carried out in accordance with the details as approved.

Reason: To ensure that the development achieves a net gain in biodiversity and to ensure that the appearance of the development is satisfactory, in accordance with Policy LP16 and LP19 of the Fenland Local Plan 2014.

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

Reference	Title
	Lighting Assessment
	Materials
	Signage Details
	Construction Environmental Management PI
MCA-MUK3444-01	Proposed Court Layout (revision E)
MCA-MUK3444-02	Proposed Site Layout (Block plan) (revision E)
MCA-MUK3444-03	Location Plan (revision C)
MCA-MUK3444-04	Proposed Elevations (revision A)
MCA-MUK3444-06	Existing Site Layout (revision B)

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 is granted on the basis of amendments to the originally submitted application.
- 2 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@cncbuildingcontrol.gov.uk).

Drainage Advisory Note

The applicant is reminded that they have a separate legal obligation to comply with the requirements of the relevant Internal Drainage Board in the area, or Middle Level Commissioners, if it is proposed to discharge from the development into a watercourse for which these bodies are responsible, or to carry out development in proximity to such a watercourse, or to alter any watercourse, be that IDB/MLC controlled or riparian.

Granting or refusal of any necessary consent under the Internal Drainage Boards Byelaws or the Land Drainage Act 1991 is a matter for the Board itself and will require a formal application and prior written consent from the Board or Commissioners.

The applicant is advised to contact the relevant IDB or the Middle Level Commissioners at the earliest opportunity to discuss any such requirements.

6 Authorisation

Authorised by: Matthew Leigh
Head Of Planning



Signature:

Date the decision was made: 13 November 2025

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/appeal-planning-decision>

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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.