Our Ref: 25/80139/COND
Your Ref: AJBH Hail W - conditions

23 July 2025

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Dear Sir/Madam

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition(s)

Proposal: Discharge of Conditions 3 (Materials), 5 (Biodiversity Enhancements) and 6 (Bin & Bike Stores) of 22/01310/FUL

Site address: 6 Newtown Hail Weston St Neots PE19 5JU

Your client: AJB New Homes Ltd

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning condition.

Yours faithfully

Clara Kerr
Chief Planning Officer

Pathfinder House, St Mary's Street
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Dear Sir/Madam

Town And Country Planning (Development Management Procedure) (England) Order 2015 (Amended).

Proposal: Discharge of Conditions 3 (Materials), 5 (Biodiversity Enhancements) and 6 (Bin & Bike Stores) of 22/01310/FUL

Site address: 6 Newtown Hail Weston St Neots PE19 5JU

Applicant: AJB New Homes Ltd

I refer to your application above received on 12 May 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 3 - Materials
Condition 3 (Materials) wording: Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include:
i) A plan(s) identifying the location of where the different materials are to be used within the development;
ii) Brick panels of 1m2 erected on site illustrating the choice of bricks, bonding, patterns and mortar colour;
iii) The type, colour and texture of all materials to be used for the roof of the building(s).
iv) The profile, colour, material and method of attachment of rainwater goods including downpipes, gutters and hoppers;
v) Materials (including colour) for the construction of any dormer windows;
vi) Non-masonry walling systems, cladding panels or other external screens; including colours, surface finishes/textures and relationships to glazing and roofing (this detail may consist of large-scale drawings and/or samples);

vii) Materials (including colour) for the construction of doors, windows (including method of opening), soffits and fascias;
viii) The appearance and materials for balcony screens (this detail may consist of large-scale drawings and/or samples);
ix) Materials for the construction of porch and any other canopies.
The details shall include the product colour, name and manufacturer where appropriate. The development shall be carried out in accordance with the approved details.

Submitted drawings/documents:
- Planning Statement dated 15th April 2025.
- Email received 14th July - Confirming brick type to be Flemish Antique bricks
- Email received 17th July - Confirming white UPVC windows and doors.

Officers have reviewed the submitted documentation Smooth Black Gemini-Rooftiles, Flemish Antique bricks, white UPVC windows and doors, black fascia, soffits and rainwater goods are acceptable and in keeping with the character of the locality. Part v, vi, viii and ix are not applicable to this discharge of condition application. The submitted details would ensure the external appearance of the development would not detract from the character and appearance of the area in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan 2019.

Condition 3 is therefore discharged in full, subject to full implementation and retention in accordance with the approved details.

Condition 5 - Biodiversity Enhancements
Condition 5 (Biodiversity Enhancements) wording: No development above slab level shall take place until a detailed Biodiversity Enhancement scheme has been submitted to and approved in writing by the Local Planning Authority. The details shall include but not be limited to; specification, location, timing, an implementation programme, maintenance, and monitoring. The development shall be carried out in accordance with the approved details.

Submitted drawings/document:
- Planning Statement dated 15th April 2025.
- Site Layout (dwg no.JLG846/02 rev B).

The accompanying documentation states on site biodiversity will be enhanced through the incorporation of a soft-landscaped garden, conversion of existing hard surfaces to lawn, and the installation of wildlife-friendly features. These include bird and bat boxes, as well as a 'bug barn'. A sparrow-specific bird box, integrated into the building's structure, is intended to support the declining sparrow population and ensure long-term ecological benefits. The accompanying site plan details the location of the recommended ecological enhancement features and details how they will be implemented, maintained, and monitored. The submitted details therefore help minimise the impact of the development upon biodiversity and seek to secure a net gain in biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Condition 5 is therefore discharged in full, subject to full implementation and retention in accordance with the approved details.

Condition 6 - Bin & Bike Stores
Condition 6 (Bin & Bike Stores) wording: Prior to the occupation of the development hereby permitted, full details of cycle and bin stores shall be submitted to and agreed in writing by

the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to occupation of the development.

Submitted drawings/document:
- Planning Statement dated 15th April 2025.
- Site Layout (dwg no.JLG846/02 rev B).
- Wheeled Bin Enclosure Info

The accompanying documentation demonstrates wheeled bins would be stored to the front of the property and therefore would be visible from the public realm. Notwithstanding this, the application is accompanied with details of a Wheeled Bin Enclosure. The proposed timber bin storage would screen the bins and is considered acceptable.

The accompanying documentation states Cycle Store would be 'shed style' and located in the rear garden. The submitted floor plans and elevations of the storage shed, located within the planning statement, confirm at a minimum 2 cycles, one per bedroom permitted and in accordance with Policy LP17. A timber shed located in the rear garden of the dwelling would be adequately sized to accommodate two cycles and is acceptable.

In light of the above, the submitted details are considered acceptable and support both neighbour and visual amenity in accordance with the requirements of Policies LP12 and LP14 of the Huntingdonshire Local Plan to 2036.

Condition 6 is therefore discharged in full, subject to full implementation and retention in accordance with the approved details.

Where conditions have been discharged by the Local Planning Authority or where the condition details are acceptable but cannot be discharged, the works must be implemented in full accordance with the approved details and the development shall be retained as such thereafter.

Yours faithfully



Clara Kerr
Chief Planning Officer
Date: 23 July 2025
Agent