Our Ref: 23/80473/COND
Your Ref: BE - St Neots - Site 9 - DOC ...

21 November 2024

Mrs Beth Elmore
The Design Partnership (Ely) Ltd
Claremont House
10 Station Road
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Dear Mrs Elmore

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

Proposal: Discharge of Conditions 6 (Cycle Storage), 9 parts C and D (Contamination Verification/Remediation) and 17 (Surface Water Drainage Maintenance) for 21/02494/FUL

Site address: North East Of 157 Duck Lane St Neots

Your client: Mr Kyle Crush

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

Yours sincerely

Clara Kerr
Chief Planning Officer

Pathfinder House, St Mary's Street
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21st November 2024

Dear Mrs Elmore

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

Proposal: Discharge of Conditions 6 (Cycle Storage), 9 parts C and D (Contamination Verification/Remediation) and 17 (Surface Water Drainage Maintenance) for 21/02494/FUL

Site address: North East Of 157 Duck Lane St Neots

Applicant: Mr Kyle Crush Marfleet and Blyth

I refer to your application above received on 20 December 2023 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 6 - Cycle storage
Condition Wording:

Prior to the first occupation of the dwelling hereby permitted, details of the design of the proposed cycle storage shall be provided to the Local Planning Authority for approval in writing. The works shall be carried out in accordance with the approved details and retained as such for the lifetime of the development.

Reason: In order to support more sustainable methods of travel in accordance with Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036, Policy PT1 of the St Neots Neighbourhood Plan 2014-2029 (2016) and the NPPF (2021)

Documents/Drawings:

Site Plan and Fencing Plan, drawing number CH-903-9-01 Rev A, received by the Local Planning Authority on 8 February 2024.

Consultation:

The Local Planning Authority considers the size, construction and specification of the cycle storage sheds are acceptable and would be capable of accommodating at least 3 bikes (1 per bedroom) in accordance with Local Plan Policy LP17 and the HDC Design Guide SPD.

Conclusion:

Therefore the condition is discharged in full.

Condition 9 - Contaminated land
Condition Wording:

C. Implementation of Approved Remediation Scheme

Where a detailed remediation scheme has been required and approved under (B), no occupation of any part of the permitted development which has been identified in the scheme as being subject to contamination shall take place until the approved scheme has been implemented and the verification report, including the results of sampling and monitoring carried out in accordance with the approved verification scheme to demonstrate that the site remediation criteria have been met, has been submitted to and approved in writing by the local planning authority. The report shall, if required by the local planning authority, also include a reassessment of the long-term monitoring of contaminant linkages, maintenance and arrangements for contingency action. The long-term monitoring and maintenance proposals shall be implemented as finally approved.

D. Reporting of Unexpected Contamination

If, during development, contamination not previously identified is found to be present at the site;

(i) it shall be reported in writing to the local planning authority within 1 working day;
(ii) no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until site investigations have been undertaken and a remediation strategy has been submitted to and approved in writing by the local planning authority detailing how this unsuspected contamination will be dealt with;
(iii) the remediation strategy shall be implemented as approved;
(iv) no occupation of any part of the permitted development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until;

a. the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the local planning authority;

b. if required by the local planning authority, any proposals for long-term monitoring of contaminant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the local planning authority.

(v) the long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, ecological systems and heritage assets, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy LP37 of Huntingdonshire's Local Plan to 2036 and the NPPF (2021).

Documents/Drawings:

- Anglian Water instructions to lay barrier pipes, received by the Local Planning Authority on 6 March 2024;
- Waste Transfer Note and Consignment Note by Windsor Waste Management Ltd, dated 2 August 2023, received by the Local Planning Authority on 8 March 2024;
- Waste Transfer Note and Consignment Note by Windsor Waste Management Ltd, dated 24 July 2023 and 25 July 2023, received by the Local Planning Authority on 8 March 2024,
- Consignment Note by Windsor Waste Management Ltd, dated 30 June 2023, received by the Local Planning Authority on 8 March 2024;
- E-mail from Shane Scarry (Site Manager from Marfleet and Blyth) to Beth Elmore of The Design Partnership dated 9 September 2024 14:35 containing photos of barrier pipe installations.

Consultation:

Following the receipt of information, with reference to land contamination remediation verification submissions, HDC Environmental Protection are satisfied the condition can be discharged.

Conclusion:

Therefore the condition is discharged in full.

Condition 17 - Sustainable drainage systems maintenance
Condition Wording:

Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter and shall thereafter be maintained as such.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the NPPF 2021 and to reduce the risk of flooding in accordance with Policies LP5 and LP15 of Huntingdonshire's Local Plan to 2036, Policy P4 of the St Neots Neighbourhood Plan 2014-2029 (2016) and the NPPF (2021).

Documents/Drawings:

SuDS Maintenance and Management Plan, PRP, reference 63755-M09 Rev C, prepared by PRP UK Ltd. Received by the Local Planning Authority on 26 March 2024.

Consultation:

Cambridgeshire County Council's Lead Local Flood Authority confirm that the applicant has demonstrated a detailed maintenance plan outlining the adoption and maintenance details of the surface water drainage system.

Conclusion:

Therefore the condition is discharged in full.

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 sincerely



Clara Kerr
Chief Planning Officer
Date: 21 November 2024
Agent