Our Ref: 25/80032/COND
Your Ref: Sawtry C24

17 March 2025

Nick Jenkins
Smith Jenkins Ltd
7 Canon Harnett Court
Wolverton Mill
Milton Keynes
MK12 5NF

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk
01480 388424

www.huntingdonshire.gov.uk

Dear Sir/Madam

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning conditions

Proposal: Discharge of conditions 5 (External Lighting) and 24 (PV Panels) of 23/01578/S73

Site address: Sawtry Services Great North Road Sawtry

Your client: Moto Hospitality 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
Huntingdon. PE29 3TN
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Our Ref: 25/80032/COND
Your Ref: Sawtry C24

17th March 2025

Dear Sir/Madam

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

Proposal: Discharge of conditions 5 (External Lighting) and 24 (PV Panels) of 23/01578/S73

Site address: Sawtry Services Great North Road Sawtry

Applicant: Moto Hospitality Ltd

I refer to your application above received on 6 February 2025 and the plans, drawings and documents which form part of the application as described below.

The following conditions are Approved

Condition 5 - External Lighting
Condition wording:
"Prior to the installation of any external lighting, details of a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be designed to reduce effects upon sensitive species and upon sensitive habitats to be retained or created on the site and shall accord with the advice set out in paragraph 5.9 of the Greengage Ecology Assessment Report dated June 2019. The external lighting shall be implemented in accordance with the approved scheme and thereafter retained as approved.

Reason - In the interests of minimising light pollution and harm to biodiversity, and contributing to a safe environment in accordance with Policies LP11, LP12 and LP30 of the Huntingdonshire Local Plan to 2036."

Submitted information:
Private Lighting Design dwg SHD1113-SHD-HLG-SAWT-DR-EO-Lighting Layout-R0, Lighting Report

Consultation:
HDC's Urban Design Officer supports the discharge of Condition 5.
Assessment:
The arrangement and location of 6m, 8m and 10m high columns are acceptable, the siting of these prevent light overspill to the surrounding roads and landscaping and contribute to safe environment for pedestrians and drivers. It is considered the proposed lighting scheme would minimise light pollution and potential harm to biodiversity, whilst contributing to a safe environment in accordance with Policies LP11, LP12 and LP30 of the Local Plan.

Conclusion:
Condition 5 is discharged.

Condition 24 - PV panels
Condition wording:
“Prior to the installation of the hereby approved PV panels on the roof of the amenity building, full details of the PV panels shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason - To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies LP11 and LP22 of the Huntingdonshire Local Plan to 2036”

Submitted information:
Canadian Solar PV panel data sheet
Geo Green Power PV layout plan
Amenity Building GA Roof Plan dwg 00102 Rev C03
Email from the Planning Agent dated 12/03/2025

Consultation:
HDC's Urban Design supports the discharge of Condition 24.

Assessment:
The arrangement of PV panels on the amenity building is acceptable. The panels are set back between 2,180mm and 5,385mm from the roof edge and are grouped to minimize their visual impact. Drawing 00102 Rev C03 shows the arrangement of the Fall Arrest System (Mansafe system), the roof walkway system as well as the roof access stairs. The proposed PV panels are supported and are well integrated within the roof slope. The arrangement, siting and design of the PV panels ensures the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies LP11 and LP22 of the Huntingdonshire Local Plan to 2036.

Conclusion:
Condition 24 is discharged.

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

C. Kerr

Clara Kerr, Chief Planning Officer
Date: 17 March 2025