Our Ref: 25/80063/COND
Your Ref: Kasteel - Lucks Lane Conditio...

28 April 2025

Simon Richardson
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Dear Mr Richardson

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition

Proposal: Discharge of conditions 3 (materials), 5 (hard soft landscaping), 8 (cycle storage), 9 (bin storage) and 12 (surface water highways) of 24/00382/FUL

Site address: Land At 63 Lucks Lane Buckden

Your client: Kasteel Construction 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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28th April 2025

Dear Mr Richardson

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

Proposal: Discharge of conditions 3 (materials), 5 (hard soft landscaping), 8 (cycle storage), 9 (bin storage) and 12 (surface water highways) of 24/00382/FUL

Site address: Land At 63 Lucks Lane Buckden

Applicant: Kasteel Construction Ltd GamPlan Associates

I refer to your application above received on 26 February 2025 and the plans, drawings and documents which form part of the application as described below.

The following conditions are Approved

Condition 3 - Materials
Condition 3 wording:
"Prior to works above finished floor level, manufacturer and specification details of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area and in accordance with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 (2019)."

Submitted documents/Drawings:
Cover Letter received by the Local Planning Authority on the 26th February 2025

Assessment:
The submitted document has been reviewed and is considered acceptable, as requested under Condition 3 (Materials) of planning application 24/00382/FUL, to ensure the external

appearance of the development does not detract from the character and appearance of the area and in accordance with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 (2019). It is noted that a pale render finish has been added to the materials, which is similar to the neighbouring property to the south and is therefore accepted.

Conclusion:
Condition 3 is therefore discharged.

Condition 5 - Hard and Soft Landscaping
Condition 5 wording:
"Notwithstanding the submitted details, no development above slab level shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

(a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
(b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;
(c) a hard landscaping plan, indicating location, manufacturer, type, colour and size;

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036."

Submitted documents/Drawings:
Cover Letter received by the Local Planning Authority on the 26th February 2025
Email from agent with hard landscaping details received by the Local Planning Authority on the 25th April 2025

Assessment:
The submitted documents have been reviewed and are considered acceptable, as requested under Condition 5 (Materials) of planning application 24/00382/FUL, to ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036. It is noted that the garden area is to be laid to lawn which is considered acceptable for the size and location of the development.

Conclusion:
Condition 5 is therefore discharged.

Condition 8 - Cycle Storage
Condition8 wording:
"Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence, until details of the facilities for the provision of secure covered cycle parking for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the siting, means of enclosure, cycle rack systems where appropriate, appearance and materials. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017."

Submitted documents/Drawings:
Cover Letter received by the Local Planning Authority on the 26th February 2025

Assessment:
The submitted document has been reviewed and is considered acceptable, as requested under Condition 8 (Cycle Storage) of planning application 24/00382/FUL, to ensure appropriate provision for the secure storage of bicycles to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Conclusion:
Condition 8, is therefore discharged.

Condition 9 - Bin Storage
Condition 9 wording:
"Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence, until details of the provision of bin stores for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include, siting, means of enclosure, appearance and materials where appropriate. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained and only used as such.

Reason: To ensure appropriate provision for the secure storage of bins in accordance with Policy LP12 the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017."

Submitted documents/Drawings:
Cover Letter received by the Local Planning Authority on the 26th February 2025

Assessment:
The submitted document has been reviewed and is considered acceptable, as requested under Condition 9 (Bin Storage) of planning application 24/00382/FUL, to ensure appropriate provision for the secure storage of bins in accordance with Policy LP12 the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017. It is noted that the bins will be stored at the side of the house behind a side gate and will therefore be held securely and will not be visible form the front street scene. This is considered acceptable for the development.

Conclusion:
Condition 9 is therefore discharged.

Condition 12 - Surface Water, Highways
Condition 12 wording:
"The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent surface water discharging to the highway in the interests of highway safety and in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036."

Submitted documents/Drawings:
Cover Letter received by the Local Planning Authority on the 26th February 2025

Assessment:
The submitted document has been reviewed by Cambridgeshire County Council Highways Team, who has confirmed that the details are acceptable to prevent surface water discharging to the highway in the interests of highway safety and in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Conclusion:
Condition 12 is therefore 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



Clara Kerr
Chief Planning Officer
Date: 28 April 2025