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JR/7028

19 November 2024

Huntingdon District Council
Pathfinder House,
St Mary's Street,
Huntingdon
PE29 3TN

For The Attention of Olivia Manton,

Dear Olivia

Re: Discharge of Conditions Application for The Old Rectory Stables, High Street Yelling, Cambridgeshire, PE19 6SB
Conditions on Applications 23/00940/HHFUL

We are submitting the requested information to discharge Conditions No. 4, No. 6 and No. 7 of the Planning Permission.

Yours sincerely

Jonas Rossi
for Chaplin Farrant Limited

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LIST OF DOCUMENTS AND FURTHER INFORMATION

Discharge of Condition information in relation to 23/00940/HHFUL

Condition 04 said:

No development, demolition, clearance or preparatory operations (including excavations and archaeology), hereafter referred to as "the works", shall commence on site in connection with the development hereby approved, until a Tree Protection Plan has been submitted to, and approved in writing by the Local Planning Authority. The approved Tree Protection Plan shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works, be retained intact for the duration of the construction works and only be removed or altered with the prior written approval of the Local Planning Authority. Any trees, shrubs or hedges covered by the agreed protection measures, which die or become severely damaged either from natural causes or as a result of the construction works; during the construction works or within five years from the completion of the construction works, shall be replaced with trees, shrubs or hedge plants of similar size and species, unless otherwise agreed in writing with the Local Planning Authority. Replacement planting to be undertaken by the end of the next available planting season (Planting season is 1st November to 31st March).

4. Reason.
This is a pre-commencement condition to ensure that initial site operations do not harm any trees, shrubs and hedges to be retained on and adjacent to the site (and if necessary their replacement) in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

- Please find enclosed document *AAS - 0389 The Old Rectory Yelling - Rev 02* to discharge condition.

Condition 06 said:

No development above slab level shall take place until a Biodiversity Method Statement which provides details of how the recommendations contained in the report Preliminary Ecological Appraisal Report prepared by Cambridge Ecology (received by the Local Planning Authority on 22nd September 2023) will be carried out has been submitted to and approved in writing by the Local Planning Authority. The statement shall include but not be limited to; specification of enhancement measures, location of enhancement measures, timing, an implementation programme and maintenance details. The development shall be carried out in accordance with the approved statement and thereafter retained as such.

6. Reason.
To ensure the conservation and enhancement of on-site biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

- Please find enclosed document *P1075-R-002a BMS Old Rectory Yelling FINAL* to discharge condition.

Condition 07 said:

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:
a) the statement of significance and research objectives;
b) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
c) The timetable for the field investigation as part of the development programme;
d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

7. Reason.
This is a pre-commencement condition to ensure that before any demolition and/or development commences an appropriate archaeological investigation of the site has been submitted and thereafter implemented in accordance with that investigation in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

- Please find enclosed document *Minerva Archaeology Report* to discharge condition.