Urban Design Consultation

Proposal: Discharge of Condition 3 (Material), 4 (Landscaping), 8 (Biodiversity Enhancement) & 11 (Bin and Cycle Storage) of 23/02340/FUL	**Location: 69 Main Road Stonely St Neots**
Case Officer: Hannah Hodges	**Application: 25/80096/COND**

No comments were sought from Urban Design in relation to the 23/02340/FUL application.

Comments provided by Conservation Colleagues for Condition 3 (Materials) and 4 (Landscaping) are agreed – particularly in relation to the use of wording 'such as' as proposed details need to be specific to be able to assess the proposals. Elevation drawings are recommended indicating the location of facing brickwork and cladding.

Comments on Condition 8 (Biodiversity Enhancement) are deferred to others.

C11 Bin and Cycle Storage

Prior to the first occupation of the replacement dwelling hereby approved, full details of bin and cycle storage demonstrating one secure and covered cycle space per bedroom including details of external materials and construction shall be submitted to and approved in writing by the Local Planning Authority. The bin and cycle storage shall be carried out in accordance with the approved details prior to first occupation of the dwelling hereby permitted and thereafter retained in perpetuity.

Reason: In the interest of visual amenity and to promote sustainable modes of transport in accordance with Policies LP10, LP11, LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Submission: dwg 23-016-PC1

Comments:
The location of the refuse storage and collection point is accepatble.

The secure cycle shed (1600mm x 2000mm) is accepatble – plans indicate the shed would accommodate 4 bikes, therefore exceeding the minimum storage requirement for 3 bikes (1 per bedroom) required by Local Plan Policy LP17.

Urban Design support the discharge of C11.

Recommendations: Defer comments on C3 and C4 to Conservation Colleagues. The information submitted for C11 is accepatble.

Signed: Matthew Paul	**Date: 16/04/2025**