Our Ref: 25/80200/COND
Your Ref: Fenstanton Village Hall Condi...

27 August 2025

Mr David Mead
The Planning Partnership
14 Hilton Road
Fenstanton
Huntingdon
PE28 9LJ

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk
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Dear Mr Mead

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning conditions

Proposal: Discharge of condition 3 (Materials and architectural details), 4 (Hard and soft landscaping), 6 (Cycle storage), 7 (Refuse storage), 10 (biodiversity) and 13 (kitchen extract details) of 25/00593/S73

Site address: Land South Of Crest Drive Fenstanton

Your client: Fenstanton Village Hall Trust

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
Huntingdon. PE29 3TN
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Dear Mr Mead

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

Proposal: Discharge of condition 3 (Materials and architectural details), 4 (Hard and soft landscaping), 6 (Cycle storage), 7 (Refuse storage), 10 (biodiversity) and 13 (kitchen extract details) of 25/00593/S73

Site address: Land South Of Crest Drive Fenstanton

Applicant: Fenstanton Village Hall Trust

I refer to your application above received on 2 July 2025 and the plans, drawings and documents which form part of the application as described below.

The following conditions are Approved

Condition 3 - Materials and architectural details
Condition 3 (Materials and architectural details) wording:
"Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until details of all the materials for the external surfaces of the approved building have been submitted to and approved in writing by the Local Planning Authority. The details shall include
(a) Details of the proposed facing brick;
(b) The type, colour and texture of all materials to be used for the roof of the building;
(c) The profile, colour and material of rainwater goods including downpipes, gutters and hoppers;
(d) The colour and material of external cladding;
(e) Materials (including colour) for the construction of doors, windows (including method of opening and reveal depth), soffits and fascias;
(f) Materials for the construction of balustrades;
(g) A plan(s) showing the location, design and colour of external flues, vents and meter boxes;

(h) The product name and manufacturer where appropriate.
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 in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036"

Submitted documents/drawings:
o External Materials Plan dwg 25/1003/C4 Revision A (received by the Local Planning Authority on 05.08.2025)

Consultations:
The Urban Design Officer has been consulted as part of the application. The Officer has revised the revised External Materials Plan dwg 25/1003/C4 Revision A and considers the materials and architectural details proposed acceptable. The Urban Design Officer Supports the discharge of condition 3.

Assessment:
The submitted details ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

Conclusion:
Condition 3 is therefore discharged in full.

Condition 4 - Hard and soft landscaping
Condition 4 (Hard and soft landscaping) wording:
"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:
o External Hard and Soft Landscaping dwg 25/1003/C2 Revision B (received by the Local Planning Authority on 05.08.2025)

Consultations:
The Urban Design Officer has been consulted as part of the application. The Officer has revised the revised External Hard and Soft Landscaping dwg 25/1003/C2 B plan and considered the boundary treatments and hard surfaces acceptable. The amended location for the bin store is supported. The Urban Design Officer supports the discharge of part b and c of Condition 4.

Assessment:
In regard to soft landscaping (part a), Officers are satisfied the landscape design accords with the recommendations set out in the Preliminary Ecological Appraisal and Biodiversity Method Statement. Therefore, Officers support the discharge of part a of Condition 4.
The submitted details ensure the development is satisfactorily assimilated into the area and enhances biodiversity and accord with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

Conclusion:
Condition 4 is therefore discharged in full.

Condition 6 - Cycle storage
Condition 6 (Cycle Storage) 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:
- Bin Store and Cycle Parking dwg 25/1003/C3

Consultations:
The Urban Design Officer has been consulted as part of the application and raises no objection to the design of the covered cycle parking. The Officer supports the discharge of Condition 6.

Assessment:
The submitted details 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 6 is therefore discharged in full.

Condition 7 - Refuse storage
Condition 7 (Refuse Storage) 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:
- Bin Store and Cycle Parking dwg 25/1003/C3
- External Hard and Soft Landscaping dwg 25/1003/C2 B

Consultations:
The Urban Design Officer has been consulted as part of the application and raises no objection to the design and siting of the bin store. The location of the bin store shown on External Hard and Soft Landscaping dwg 25/1003/C2 B reflect the approved layout and is acceptable. The Urban Design Officer supports the discharge of Condition 7.

Assessment:
The submitted details ensure appropriate provision for the secure storage of bins and accord with Policy LP12 the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Conclusion:
Condition 7 is therefore discharged in full.

Condition 10 - Biodiversity
Condition 10 (Biodiversity) wording:
"No development above slab level shall take place until a Biodiversity Method Statement which provides details of how the recommendations contained in Section 5 of the 'Preliminary Ecological Appraisal Including a Protected Species Assessment' by Skilled Ecology Consultancy Ltd dated June 2023 will be carried out has been submitted to and approved in writing by the Local Planning Authority. The details shall include but not be limited to; specification, location, timing, an implementation programme, maintenance, and monitoring. The development shall be carried out in accordance with the approved details."

Submitted documents/drawings:
- Biodiversity Method Statement by Skilled Ecology

Assessment:
The Preliminary Ecological Appraisal recommended the implementation of wildlife Sensitive Lighting, mitigation measures during construction to avoid impacts and harm Amphibians & Hedgehogs and wildlife friendly native soft landscaping. The accompanying Biodiversity Method Statement provides the specification, location, timing, an implementation programme, maintenance, and monitoring of the measures listed above. Officers are therefore satisfied the submitted details would ensure the conservation and enhancement of on-site biodiversity and accord with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Conclusion:
Condition 10 is therefore discharged in full.

Condition 13 - Kitchen extract details
Condition 13 (Kitchen extract Details) wording:
"No development above slab level shall commence until details of any kitchen extract/air intake system has been submitted to and approved in writing by the Local Planning Authority. Details shall include but not be limited to location, filtration and design specification. The agreed scheme shall be implemented and maintained in perpetuity."

Submitted documents/drawings:
- Proposed Extractor for Kitchen
- Email from agent dated 05/08/2025 to EHO

Consultation:
The Environmental Health Officer (EHO) was consulted as part of the application. The accompanying email confirms the kitchen to be installed will not be a commercial kitchen and there would be no fryers, commercial ovens and grills. The EHO acknowledges there will be no fryers, commercial ovens or grills and therefore the domestic sized extraction unit proposed would be appropriate. The EHO supports the discharged of condition 13.

Assessment:
The submitted details accord with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Conclusion:
Condition 13 is therefore 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: 27 August 2025