Our Ref: 24/80420/COND
Your Ref: Condition release Builders y...

6 March 2025

Mr Mel Warren
The Waterfront
12 Elton Road
Wansford
Cambridgeshire
PE8 6JD

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

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition(s)

Proposal: Discharge of Conditions 4, Part C (Implementation of Approved Remediation Scheme), 10 (Bin and Cycle Storage) and 12 (Additional Flood Prevention Measures) for 20/01687/FUL

Site address: Builders Yard Rear Of 24 Elton Road Wansford Peterborough

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
Developmentcontrol@huntingdonshire.gov.uk

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6th March 2025

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

Proposal: Discharge of Conditions 4, Part C (Implementation of Approved Remediation Scheme), 10 (Bin and Cycle Storage) and 12 (Additional Flood Prevention Measures) for 20/01687/FUL

Site address: Builders Yard Rear Of 24 Elton Road Wansford Peterborough

I refer to your application above received on 29 November 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 4 - Implementation of Approved Remediation
C. Implementation of Approved Remediation Scheme
Where a detailed remediation scheme has been required and approved under (B), no occupation of any part of the permitted development which has been identified in the scheme as being subject to contamination shall take place until the approved scheme has been implemented and the verification report, including the results of sampling and monitoring carried out in accordance with the approved verification scheme to demonstrate that the site remediation criteria have been met, has been submitted to and approved in writing by the local planning authority. The report shall, if required by the local planning authority, also include a reassessment of the long-term monitoring of contaminant linkages, maintenance and arrangements for contingency action. The long-term monitoring and maintenance proposals shall be implemented as finally approved.

Reason:To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, ecological systems and heritage assets, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with the National Planning Policy Framework (2019 as amended) (paragraphs 118c and 178).

Documents:

- Application Form - received by the LPA on 29th November 2024
- Phase 4 Verification Report - received by the LPA on 4th December 2024

Assessment:

Environmental Health have reviewed the Phase 4 Verification Report written by Oakshire Environmental (dated 21 November 2024) and agree with the findings.

Part C of Condition 4 is hereby discharged in full.

Condition 10 - Bin and Cycle Storage
Prior to the first occupation of the dwelling hereby permitted, full details of bin and cycle storage demonstrating one secure and covered 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 promoting sustainable modes of transport.

Documents:

- Application Form - received by the LPA on 29th November 2024
- Photographs of bin storage and bike stand - received by the LPA on 29th November 2024
- Photographs showing the bike storage installation - received by the LPA on 14th February 2025

Assessment:

The photographs submitted show the materials used for the cycle and bin storage and officers consider these to be sufficient to discharge the condition.

Condition 10 is hereby discharged in full.

Condition 12 - Additional Flood Prevention Measures
In addition to the approved flood mitigation measures detailed within Condition 11, prior to first occupation of the dwelling hereby permitted, details of further flood prevention measures to external doors and drains shall be submitted to and approved in writing by the Local Planning Authority. All approved flood prevention measures shall be carried out in full prior to first occupation of the dwelling hereby permitted and thereafter retained as such in perpetuity.

Reason: To adequately mitigate against flood risk.

Documents:

- Application Form - received by the LPA on 29th November 2024
- Further Flood Prevention - received by the LPA on 16th January 2025

Assessment:

The Emergency Planning Advisor has reviewed the submitted information and has confirmed he is happy with the submitted information and the proposed property level protection.

Condition 12 is hereby 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: 6 March 2025