Our Ref: 24/80375/COND
Your Ref: Stamford Lodge

5 February 2025

Mr Mark Shirley
MWS Architectural Ltd
89 St Johns Road
Ely
CB6 3BW

Pathfinder House, St Mary's Street
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Dear Mr Shirley

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

Proposal: Discharge of Condition 5 (Landscaping) of 23/02263/FUL.

Site address: Stamford Lodge 16 St Ives Road Somersham Huntingdon

Your client: Mr C Miles

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

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Huntingdon. PE29 3TN
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Your Ref: Stamford Lodge

5th February 2025

Dear Mr Shirley

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

Proposal: Discharge of Condition 5 (Landscaping) of 23/02263/FUL.

Site address: Stamford Lodge 16 St Ives Road Somersham Huntingdon

Applicant: Mr C Miles

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

The following condition/s are Approved

Condition 5 - Landscaping
Notwithstanding the details shown on the approved plans, prior to first occupation details of both hard and soft landscape works shall be 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 LP30 of the Huntingdonshire Local Plan to 2036.

Submission:
External Works Plan - 507/EX/01 Rev A
Landscaping and Implementation Specification.

Comment:
The external works plans shows the existing frontage hedge partly removed to gain access with the remainder reduced to a height of 1.0m alongside the existing wooden fence. The forecourt and parking area will be surfaced with gravel and bound gravel surface closest to the highway crossover to prevent loose gravel spilling onto the highway (also including a grated drainage channel on the highway boundary to capture surface water run off). Most of the remaining garden will be laid to lawn and therefore the majority of the plot will therefore remain permeable. Small planting beds are provided either side of the parking spaces, containing a range of geranium and euonymous and alchemilla plants. A 2.0m high close boarded fence will be provided to separate the host dwelling from the new dwelling and the rear boundary remains as is i.e. hedge/shrub planting. The above information has been reviewed and is considered to be acceptable as it addresses the requirements of the condition set out above. The submitted details are therefore in compliance with Policies LP11 LP12 and LP30 of the Huntingdonshire Local Plan to 2036.

Condition 5 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 sincerely



Clara Kerr
Chief Planning Officer
Date: 5 February 2025
Agent