Our Ref: 24/80395/COND
Your Ref: Chesterton Lodge, Chesterton ...

5 February 2025

Mr Chris McCrae
Campbell McCrae Ltd
Chapel House
5 The Stiles
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Dear Mr McCrae

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

Proposal: Discharge of Conditions 3 (Materials), 4 (Landscape) and 7 (Biodiversity Enhancements) for 24/00617/FUL

Site address: Chesterton Lodge Farm Great North Road Chesterton Peterborough

Your client: Ms Alison Waterworth

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
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Dear Mr McCrae

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

Proposal: Discharge of Conditions 3 (Materials), 4 (Landscape) and 7 (Biodiversity Enhancements) for 24/00617/FUL

Site address: Chesterton Lodge Farm Great North Road Chesterton Peterborough

Applicant: Ms Alison Waterworth

I refer to your application above received on 18 November 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 3 - Materials
No development shall take place above slab level, other than demolition, until details of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. 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 LP10, LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

Documents/ Drawings:
-External Materials Condition 3 dwg 22050_302 A

Consultation:
-Urban design - The proposed materials are considered acceptable in design terms, reinforce the traditional appearance of the dwelling and reflect the distribution, colour and

type of materials shown on approved elevation drawings dwg 22050_104 A and 22050_105 A from the 24/00617/FUL application. Urban Design support the discharge of C3.

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by Urban Design and conclude that the information submitted is sufficient and acceptable to discharge condition 3.

Therefore Condition 3 is discharged in full.

Condition 4 - Landscape - Small Sites
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.

Documents/ Drawings:
- Proposed Site Layout dwg 22050_301

Consultation:

- Tree Officer - Comments in regard to Part a

Part a) It is noted that only low value trees with limited life expectancy are currently situated on site. These are all to be removed as part of the development process as per the AIA before a new landscaping design Is established. As such, no Tree protection measures will be required as part of the process. Replanting is to take place around the perimeter of the development, entrance and front of the buildings, and will be important to soften the appearance of the buildings in their environment. A detailed plan of the landscaping scheme has been provided. The Method Statement for replanting, and Indicative drawings, show a good mixture of native planting suitable for the hedges and location. The trees to be planted around the property are also suitable, but there is limited space for large canopied, high value trees to develop. The Platanus trees will need extensive and on-going pruning to contain their canopy sizes. They could also contribute to future desiccation of the soil, and potentially the associated issues if foundation construction methods do not reflect the fact that high water demand trees are growing nearby. I therefore feel that the planting scheme provided is suitable, but that some consideration to replacing the London Plane trees with a mid sized canopy tree would be more appropriate.

- Urban Design - Comments in regard to Parts b and c

Part b) the arrangement of 1200mm post and rail fencing enclosing the site and subdividing the rear garden together with proposed hedge planting is acceptable. The vehicle and pedestrian access gates are acceptable. Proposed boundaries reflect the approved site plan dwg 22050_101 from the 24/00617/FUL application and are considered acceptable.

Part c) The proposed Raj Green Indian sandstone paving (laid in various sizes 600x900mm / 600x600mm /600x290mm) for the rear patios, the golden gravel (14-20mm) for the driveway / parking area and the marshals Drivesett paving in 'Traditional' (laid in various sizes 160x120x50mm / 240x160x50mm) are considered acceptable in design terms.

Urban Design support the discharge of C4 parts b and c.

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by the Tree Officer and Urban Design team and conclude that the information submitted is sufficient and acceptable to discharge condition 4.

The applicant is made aware that the planting scheme provided is suitable, but they may wish to consider an alternative tree for where there may be conflict in the future. If this is the case, please come back with a new condition discharge to amend the tree type.

Therefore Condition 4 is discharged in full.

Condition 7 - Biodiversity Enhancements
No development above slab level shall take place until a Biodiversity Method Statement which provides details of how the recommendations contained in the Ecological Impact Assessment - V002 by Greenwillows Associates Ltd (received by the Local Planning Authority on 27th March 2024) 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.

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

Documents/ Drawings:
- Biodiversity Method Statement dated October 2024 by Greenwillows Associates Ltd.

Officer Consideration and conclusion: Measures are identified that will provide an enhancement for biodiversity within the site and that they are proportionate to the scale of the development in accordance with the Ecological Impact Assessment.
Officers have reviewed the submitted information and conclude that the information submitted is sufficient and acceptable to discharge condition 7 subject to implementation of the measures on site.

Therefore Condition 7 is 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: 5 February 2025
Agent