TMV Architects
The Repeater Station
London Road
Norman Cross
Peterborough PE7 3TB

info@tmvarchitects.co.uk
01733 794 795
tmvarchitects.co.uk

01/11/2024
Huntingdonshire District Council
Pathfinder House,
St Mary's Street,
Huntingdon,
PE29 3TN

Reference Number:
23/00211/FUL

Proposal:
Residential development for two family dwellings on the site of a large barn.

Site address:
Land Adjacent To Thorns Farm
Hamerton Road, Alconbury Weston

Applicant:
[redacted]
Director
Ashbeach Homes Ltd

I refer to the above and your decision notice dated 24th August 2023 regarding the notice of approval with conditions.

Please find our responses below in bold:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
   Noted

2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.
   Noted

3. No development above slab level shall take place until details of the external materials to be used have been submitted to and approved in writing by the Local Planning Authority.

   To be discharged in a separate application.

4. The development hereby permitted shall be undertaken in accordance with the submitted Arboricultural Impact Assessment report by Skilled Ecology Consultancy Ltd dated 3rd February 2023, received by the Local Planning Authority on 6th February 2023, and that report's recommendations with regard to tree protection measures shall be carried out in full and implemented prior to the commencement of any development, demolition, clearance or other preparatory operations including excavations. The tree protection measures shall be retained intact for the duration of the construction works.
   Noted

5. No development above slab level shall take place in connection with the development hereby approved until full details of:
   i. Hard landscape works, to include but not be limited to, full details of boundary treatments (including the position, height, design, material) to be erected and paved surfaces (including manufacturer, type, colour and size);
   ii. Soft landscape works, to include planting plans (which show the relationship to all underground services and the drainage layout), written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants noting species, plant sizes, proposed numbers and densities, tree pit details (where appropriate)

including,but not limited to, locations, soil volume in cubic metres, cross sections and dimensions;
iii. Full details of landscape maintenance regimes;
iv. An implementation programme for the landscape works; have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in full in accordance with the approved details. Any trees or plants which are planted in connection with the approved soft landscape details which within a period of five years from planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of the same size and species as those originally approved.

To be discharged in a separate application.

6. No development shall commence until details of the foul and surface water drainage for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the development hereby approved.

Please see attached drawings/ calculations attached, ref. 3356

7. The development shall be carried out in accordance with the precautionary measures and compensation set out in section 5 of the accompanying Update Preliminary Ecological Appraisal carried out by Skilled Ecology Consultancy Ltd (updated January 2023) received 6th February 2023.

Noted

8. No development above slab level shall take place until a detailed Biodiversity Enhancement scheme 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.

To be discharged in a separate application.

9. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

To be discharged in a separate application.

10. The access shall be a minimum width of 5m, for a minimum distance of 10m measured from the near edge of the highway carriageway.

To be discharged in a separate application.

11. Prior to the first occupation of the development sufficient space shall be provided within the site to enable vehicles to:
    a) Enter, turn and leave the site in forward gear
    b) Park clear of the public highway
    The area shall be levelled, surfaced and drained and thereafter retained for that specific use

To be discharged in a separate application.

12. A metalled surface shall be provided for a minimum distance of 5m along the access from its junction with the public highway.

To be discharged in a separate application.

13. Prior to the first occupation of the development (or prior to the commencement

of the first use) the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

To be discharged in a separate application.

14. Prior to the first occupation of the development (or prior to the commencement of the proposed use) visibility splays shall be provided each side of the vehicular access. Minimum dimensions to secure the required splays shall be 2.4m, measured along the centre line of the proposed access from its junction with the channel line of the highway carriageway, and 43m in a south easterly direction and 215m in a north westerly direction, measured along the channel line of the highway carriageway from the centre line of the proposed access. The splays shall be thereafter maintained free from any obstruction exceeding 0.6m above the level of the highway carriageway.

To be discharged in a separate application.

15. The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.

To be discharged in a separate application.

16. No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing.

Please see attached archaeological report, ref. J774

17. A. Site Investigation Information

No development (except demolition of above ground structures) shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the local planning authority.

B. Submission of Remediation Scheme

C. Implementation of Approved Remediation Scheme

D. Reporting of Unexpected Contamination

Please see attached ground investigation report, ref UK24.7103

18. Prior to the occupation of the development hereby permitted, full details of cycle and bin stores shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to occupation of the development.

To be discharged in a separate application.

19. The residential dwelling(s) hereby approved shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable' prior to first occupation. Such provision shall be maintained for the lifetime of the development.

Noted

20. The residential dwelling(s) hereby approved shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement for water efficiency, as set out in Approved Document G prior

to first occupation. Such provision shall be maintained for the lifetime of the development.

Noted

I trust this clarifies the outstanding conditions.

We look forward to hearing from you.

[redacted]
Director

Mobile [redacted]

[redacted]
Director

Mobile [redacted]