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Our Ref: 25/00104/CWC

BY EMAIL ONLY

Dear Ms Watson,

Town And Country Planning (Development Management Procedure) (England) Order2015 (As Amended).

Proposal: Evidence of the satisfaction of the various planning conditions attached to planning permission 1300164OUT for the erection of up to 78 residential dwellings.

Site address: Land Including Snowcap Mushroom Site At Mere View, Yaxley

I refer to your request for confirmation that all conditions have been discharged received by the LPA on 17th January 2025.

The enquiry relates to Land Including Snowcap Mushroom Site At Mere View, Yaxley. It is acknowledged that application 1300164OUT permitted the erection of up to 78 residential dwellings on Land Including Snowcap Mushroom Site At Mere View however, it should be noted a subsequent Section 73 (S73) application (application ref 1400162S73) was submitted to vary the wording of condition 1 of outline planning permission 1300164OUT. This S73 application was submitted to substitute plan AP0001_P26 from the approved layout plan drawing (AP0001_P21) which omitted the link to Willow Road and take all pedestrian and vehicular access from Broadway. Application 1400162S73 was permitted 23.07.2014.

The PPG advises that "where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended. A decision notice describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity, decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission unless they have already been discharged".

Discharge of condition applications on Land Including Snowcap Mushroom Site At Mere View, Yaxley have been received by the Local Planning Authority (LPA) for the conditions imposed on the decision referenced 1400162S73. The decision notice for 1400162S73 included eighteen conditions. Of these eighteen, conditions 1, 2, 4, 5, 6 and 17 are compliance conditions requiring no further approval of the LPA. I have set out below the

Council's formal response on the status of compliance with each of the conditions which required the written approval of the Local Planning Authority.

Condition 1 – Carried out in accordance with the approved plans. Compliance condition.

Condition 2 – Approval of Reserved Matters (RM) details (appearance, landscaping, layout and scale to be submitted and approved by the LPA prior to commencement. 1402198REM- Appearance, landscaping, layout and scale details of 78 dwellings Approved 24.04.2015. Discharged.

Condition 3 – Reserved Matters application to be made to the LPA before the 15th September 2015. Compliance Condition.

Condition 4- The development shall be begun before 15th September 2017 or before the expiration of two years from the date of the last approved RM, whichever is the latter. Compliance Condition.

Condition 5- Development carried out in accordance with approved RM. Compliance Condition.

Condition 6- RM application shall include a 25m wide zone of separation between the new residential units and the western boundary of Clarke Steel. Compliance condition.

Condition 7- Submission and approval of foul water drainage prior to commencement. Application Reference 15/80174/COND submitted to discharge conditions imposed on application 1400162S73. Condition 7 discharged under application ref 15/80174/COND.

Condition 8- Submission and approval of surface water drainage prior to commencement. Application Reference 15/80174/COND submitted to discharge conditions imposed on application 1400162S73. Condition 8 discharged under application ref 15/80174/COND.

Condition 9- Submission and approval by LPA of contamination assessment prior to commencement. Application Reference 16/80125/COND submitted to discharge conditions imposed on application 1400162S73. Condition 9 parts a, b and c discharged under application ref 16/80125/COND.

Condition 10-No occupation until an acoustic barrier has been erected. No development until details of the acoustic barrier have been submitted and approved by the LPA. Application Reference 15/80174/COND submitted to discharge conditions imposed on application 1400162S73. Condition 10 discharged under application ref 15/80174/COND.

Condition 11- No development until a fire hydrant scheme has been submitted and approved by the LPA. Application Reference 15/80174/COND submitted to discharge conditions imposed on application 1400162S73. Condition 11 discharged under application ref 15/80174/COND.

Condition 12- No development until a program of archaeological work (written scheme of investigation) has been submitted and approved by the LPA. Application Reference 16/80095/COND submitted to discharge conditions imposed on application 1400162S73. Condition 12 discharged under application ref 16/80095/COND.

Condition 13- No development until access details are submitted and approved by the LPA. Application Reference 15/80174/COND submitted to discharge conditions imposed on application 1400162S73. Condition 13 discharged under application ref 15/80174/COND.

Condition 14- Prior to occupation roads, footways and cycleways serving the dwelling shall be constructed in accordance with details to be submitted and approved by the LPA. Application Reference 15/80174/COND submitted to discharge conditions imposed on application 1400162S73. Condition 14 discharged under application ref 15/80174/COND.

Condition 15 – Long term management of roads to be submitted and approved by the LPA prior to road construction. Application Reference 15/80174/COND submitted to discharge conditions imposed on application 1400162S73. Condition 15 discharged under application ref 15/80174/COND.

Condition 16- No development until details of existing and proposed levels of buildings, structures, carriageways and footways submitted and approved by the LPA. Application Reference 15/80174/COND submitted to discharge conditions imposed on application 1400162S73. Condition 16 discharged under application ref 15/80174/COND.

Condition 17 – Shrubs and trees to be replaced within 5 years if removed, uprooted, destroyed or dies. Compliance condition.

Condition 18- No development until construction traffic details are submitted and approved by the LPA. Application Reference 15/80174/COND submitted to discharge conditions imposed on application 1400162S73. Condition 18 discharged under application ref 15/80174/COND.

In order for the condition to be considered fully discharged the works which are subsequently undertaken must be carried out in accordance with the approved details. No formal check of this compliance has been carried out and this response has only considered whether a submission has been made, and if those details have been agreed in relation to the conditions that required the local planning authority's approval in writing.

I trust that this information is of assistance to you. Should you wish to discuss this matter further contact the developmentcontrol@huntingdonshire.gov.uk



Clara Kerr – Chief Planning Officer
Development Services
Corporate Delivery
Huntingdonshire District Council