Our Ref: 24/80358/COND
Your Ref: Abbotsley - amended landscapi...

12 December 2024

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Dear Sir/Madam

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

Proposal: Discharge of Condition 11 (Hard & Soft Landscaping) for 22/00625/FUL

Site address: 2A High Green Abbotsley St Neots PE19 6UL

Your client: AJB Homes & Utilities Ltd

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning condition.

Yours faithfully

Clara Kerr
Chief Planning Officer

Pathfinder House, St Mary's Street
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12th December 2024

Dear Sir/Madam

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

Proposal: Discharge of Condition 11 (Hard & Soft Landscaping) for 22/00625/FUL

Site address: 2A High Green Abbotsley St Neots PE19 6UL

Applicant: AJB Homes & Utilities Ltd

I refer to your application above received on 17 October 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition is APPROVED

Condition 11 - Hard & Soft Landscaping

Condition 11 of 22/00625/FUL states:
Notwithstanding the plans hereby approved, 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 plan 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.
Reason: In the interests of visual amenity and to enhance the character and appearance of the site in accordance with policies LP12, LP13, LP31 and LP34 of the Huntingdonshire Local Plan to 2036.

Submitted documents/drawings:
- Cover Letter dated 16th October 2024
- Drawing 001 D titled 'Landscape Proposals' dated 19.12.2023

It is noted that Drawing 001 D Titled 'Landscape Proposals' dated 19.12.2023 includes works outside the red line boundary as approved on Drawing JLG834/02A under planning application reference 22/00625/FUL titled 'Site Layout and Location Plan Newbuild'. For the avoidance of doubt the following assessment only refers to works within the approved red line Location Plan and the applicant is advised to confirm the legislative requirements that may require a change the use of land application for works outside of the red line approved under planning application reference 22/00625/FUL.

Assessment:
The submitted plan introduces an additional tree within the frontage but removes sections of hedgerow to the front boundary and increases the width of the hardstanding adjacent to the two parking spaces to 'allow for more workable pedestrian access to the side gate and ease for the property's occupants of moving the wheelie bins from their 'store' position' (as set out in the cover letter).

The Urban Design (UD) Officer has considered the submission and notes that condition 11 was previously submitted and approved under application ref 24/80274/COND and that the current application has been resubmitted to reflect the as built arrangement on site. Concerns have been raised regarding the loss of the hedgerow and the softening/screening that this would provide to parked cars. The comments also note that the arrangement of Marshalls Tegular Priora Concrete sett paving (Pennant Grey) for the driveway and Marshalls Towngate Sandstone slab paving (grey mix), laid in random stretcher pattern for the footpath and patio are acceptable.

The Urban Design Officer's concerns are acknowledged, however, the proposed 800mm timber picket fence, pedestrian asphalt surface and some grass turfing is outside of the approved red line and so cannot be considered as part of the application. Notwithstanding works outside of the approved red plan, it is considered that while the loss of hedgerow is undesirable and would cause some detriment to the front boundary of the dwelling and ability for screening, the loss of this hedging would not result in significant detriment to either the dwelling itself or the wider locale and is on balance acceptable in this instance. All other elements proposed within the approved red line plan have also been fully considered and are acceptable.

It is therefore considered that the proposed hard and soft landscaping details and the management and maintenance details across the development are acceptable.

Conclusion:

The details submitted relating to works strictly within the red line location plan as submitted and approved under LPA reference 22/00625/FUL, Condition 11 are acceptable to the Local Planning Authority and complies with the submission requirements of the condition. The development shall be undertaken in full accordance with the approved details. Condition 11 can be considered discharged upon completion of the works in accordance with the approved details and maintained thereafter in accordance with the approved details. No works outside of the approved red line under reference 22/00625/FUL have been considered or approved as part of this application.

Yours faithfully



Clara Kerr
Chief Planning Officer
Date: 12 December 2024