www.huntsdc.gov.uk
Email: mail@huntsdc.gov.uk
Tel: 01480 388418

Planning Services, Pathfinder House, St Mary's Street, Huntingdon, Cambs, PE29 3TN

Huntingdonshire DISTRICT COUNCIL

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Priory Centre

Address Line 1

Priory Lane

Address Line 2

Address Line 3

Cambridgeshire

Town/city

St Neots

Postcode

PE19 2BH

Description of site location must be completed if postcode is not known:

Easting (x)

518089

Northing (y)

260332

Description

Applicant Details

Name/Company

Title

First name

Surname

Caldbeck

Company Name

Huntingdonshire District Council

Address

Address line 1

Pathfinder House

Address line 2

St Mary's Street

Address line 3

Town/City

Huntingdon

County

Cambridgeshire

Country

United Kingdom

Postcode

PE19 3TN

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

First name

Angel

Surname

Madix

Company Name

AOC Architecture Ltd

Address

Address line 1

Unit 61, Regent Studios

Address line 2

8 Andrews Road

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

E8 4QN

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Proposal: Refurbishment and extension of existing community building and town council offices to include demolition of existing single storey extension and replacement two-storey extension with screened plant at roof level, first floor extensions to east and west elevations, glazed dormer window to east elevation, creation of external ramps and steps, canopies over entrances, glazed ground floor link extension on west elevation, installation of solar panels, replacement chimney, new balcony to west elevation, alterations to balustrade on riverside and replacement fenestration and doors.

(Condition 15) No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

(Condition 20)
Flood Risk Activity Permit:
The River Great Ouse is a main river. You must follow the environmental permitting rules if you want to do work: on or near a main river; on or near a flood defence structure in a flood plain; on or near a sea defence

Ordinary Watercourse Consent:
Constructions or alterations within an ordinary watercourse require consent from the Lead Local Flood Authority. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer and passage through which water flows that do not form part of Main Rivers.

Pollution Control:
Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Construction Surface Water Maintenance
Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase.
This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels.

(Condition 21)
Under the terms of the Environmental Permitting Regulations, a permit may be required from us for any proposed works or structures within the floodplain or in, under, over or within 8 metres from the top of the bank of the River Great Ouse, which is a designated main river.
An emergency plan will be needed wherever emergency response is an important component of making a development safe.

Reference number

24/00515/HDC

Date of decision (date must be pre-application submission)

25/09/2024

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 15, Condition 20, Condition 21

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 15:
As advised by the LLFA, information detailing proposed mitigation measures ensuring surface water runoff is managed during the construction phase can be found within Section 4 of documents 'CSWMP Rev01- plus Appendices A,B,C,D,E - 1 of 2' and 'CSWMP Rev01- plus Appendices F,G,H - 2 of 2'.

Condition 20:
- Flood Risk Activity Permit: Application for Flood Risk Activity Permit issued to the Environmental Agency on 15/10/2024. The application is awaiting allocation, pending ongoing delays, with an expected return 02/01/2025.
- Ordinary Watercourse Consent: See correspondence within document "AOC295_241022_RE/ 295_Priory Centre_St Neots" noting that alterations are not proposed to an ordinary water course, as such consent is not required.
- Pollution Control: Information detailed within Section 7 of documents 'CSWMP Rev01- plus Appendices A,B,C,D,E - 1 of 2' and 'CSWMP Rev01- plus Appendices F,G,H - 2 of 2'.
- Construction Surface Water Maintenance: Refer to documents 'CSWMP Rev01- plus Appendices A,B,C,D,E - 1 of 2' and 'CSWMP Rev01- plus Appendices F,G,H - 2 of 2'.

Condition 21:
Information on the Emergency Flood Action Plan is detailed within Section 5 of documents 'CSWMP Rev01- plus Appendices A,B,C,D,E - 1 of 2' and 'CSWMP Rev01- plus Appendices F,G,H - 2 of 2'.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

06/11/2024

Details of the pre-application advice received

Further input requested on submission material required against Condition 15. Advice outlined a response on the following points:

"In regard to condition 15 we would expect the following information:

Information detailing proposed mitigation measures ensuring surface water runoff can be managed during the construction phase. This should include but is not limited to temporary storage structures, discharge points, flow controls, and water quality control measures;
Maintenance schedules and inspection frequencies for proposed mitigation measures;
Confirmation of who will be responsible for the management and maintenance of any temporary controls;
Commentary on phasing confirming adequate permanent drainage infrastructure will be in place to accept flows from impermeable areas to ensure no increase in flood risk during the construction period;
Incident Action Plans outlining control measures to manage pollution incidents and ensure no detriment to water quality leaving the site;
Location of any temporary hard surfacing and how these areas will drain and be managed

Where the proposal does not seek to increase impermeable area and retain the existing drainage system we would focus on the water quality control measures ensuring no detriment to water quality and no increased risk of blockage of the existing system during the construction phase."

Responses have been addressed on page 4 of the document "CSWMP Rev01- plus Appendices A,B,C,D,E - 1 of 2"

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

AOC Architecture

Date

12/12/2024