Our Ref: 24/80435/COND
Your Ref: Somersham RSM Condition 2,4,7...

10 February 2025

Mr George Wilkinson
Allison Homes East
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Dear Mr Wilkinson

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning conditions

Proposal: Discharge of conditions 2 (Materials - main development site), 4, (Architectural Details - main development site), 7 (Parking bollards), 8 (Hard Landscaping), 9 (Road details), 12 (Bin Collection Points), 13 (Car Parking Demarcation), 16 (Substation) for 23/00369/REM

Site address: Land North Of 16 The Bank Somersham

Your client: Allison Homes East

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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10th February 2025

Dear Mr Wilkinson

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

Proposal: Discharge of conditions 2 (Materials - main development site), 4, (Architectural Details - main development site), 7 (Parking bollards), 8 (Hard Landscaping), 9 (Road details), 12 (Bin Collection Points), 13 (Car Parking Demarcation), 16 (Substation) for 23/00369/REM

Site address: Land North Of 16 The Bank Somersham

Applicant: Mr George Wilkinson, Allison Homes East

I refer to your application above received on 11 December 2024 and the plans, drawings and documents which form part of the application as described below.

The following conditions are Approved

Condition 2 - Materials - main development site
Condition:

“Notwithstanding the details shown on the plans hereby approved, no development above slab level of plots 1-131 shall take place until details of the materials for the external surfaces of buildings to be used in the construction of plots 1-131 have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

(a) A plan(s) identifying the location of where the different materials are to be used within the development;

(b) Brick panels of 1m² erected on site illustrating the choice of bricks, bonding, patterns and mortar colour;

(c) The type, colour and texture of all materials to be used for the roof of the building(s);

(d) The profile, colour, material and method of attachment of rainwater goods including downpipes, gutters and hoppers;

(e) Materials (including colour) for the construction of dormer windows;

(f) Non-masonry walling systems, cladding panels or other external screens; including colours, surface finishes/textures and relationships to glazing and roofing (this detail may consist of large-scale drawings and/or samples);

(g) Materials (including colour) for the construction of doors and windows (including method of opening);

(h) Materials for the construction of porch and any other canopies.

Details of the product name and manufacturer should be provided where appropriate. The 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 LP11 and LP12 of the Huntingdonshire Local Plan to 2036."

Documents/Plans submitted:

*Grampian slate grey specs
*Dormer window detailing (1 of 2)
*Dormer window detailing ref 2308011 Rev A (2 of 2)
*Rainwater goods
*Somersham canopy refs 1002-003/1002-144/1002-153/1002-148/1005-001/1004-021/1005-007
*L205/Charter/01 Rev N
*Architect details (submitted as part of C4)
*Cover letter

All received by the Local Planning Authority (LPA) on the 11th of December 2024

Email from agent confirming door and dormer window fascia colour received by the LPA on the 14th of January 2025

Consultee comments:

HDC's Urban Design Team have reviewed the submitted details and have been able to view material samples on site. As such, they are satisfied that the submission element of the condition can be discharged.

Conclusion:

Given the level of detail provided alongside the favourable comments from specialists (as above) it is considered that the submission element of Condition 2 of 23/00369/REM can be discharged. It remains for the works to be undertaken in accordance with the approved details.

Condition 4 - Architectural Details - main development
Condition wording:

“Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place in association with plots 1-131 until architectural details for the external surfaces of plots 1-131 have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

(a) Window and door reveals, cills and headers, including tax windows / doors;
(b) A plan(s) showing the location, design and colour of external flues, vents and meter boxes;
(c) Eaves, verge and soffit details;
(d) The location and arrangement of any solar photovoltaic panels and the relationship with proposed roof tiles.

Details of the product name and manufacturer should be provided where appropriate.

The 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 LP11 and LP12 of the Huntingdonshire Local Plan to 2036.”

Documents/Plans submitted:

*Roof Eaves Brick Corbel Section ref SCD-600-01 Rev G
*Roof Brick Corbel Side Elevation ref SCD-600-02 Rev E
*Roof Brick Corbel Front Elevation ref SCD-600-03 Rev E
*Dormer Window Detailing (1 of 2)
*Dormer Window Detailing (2 of 2)
*Russell Verge System
*Architect Details

All received by the Local Planning Authority (LPA) on the 11th of December 2024.

*Additional details document (update on dormers front doors, windows and door reveals and Solar PV)
*Solar Panel Details

Both received by the LPA on the 14th of January 2025.

*Correspondence from agent regarding 'tax window' details (22.01.25) received by the LPA on the 22nd of January 2025.

*Site layout ref L205/SITE/01 Rev Q received by the LPA on the 3rd of February 2025.

Consultee comments:

HDC's Urban Design Team have reviewed the submitted details and are satisfied with the level of detail provided. As such, they are satisfied that the submission element of the condition can be discharged.

Conclusion:

Given the level of detail provided alongside the favourable comments from specialists (as above) it is considered that the submission element of Condition 4 of 23/00369/REM can be discharged. It remains for the works to be undertaken in accordance with the approved details.

Condition 7 - Parking bollards
Condition wording:

“Notwithstanding the details as shown on the planning site layout plan drawing reference L205-SITE-01 Rev P no development above slab level shall take place in connection with the development hereby approved until full details of the parking bollards been submitted to and approved in writing by the Local Planning Authority. The parking bollards shall be erected before plots 67 - 82 are occupied in accordance with the approved details and retained as approved thereafter.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.”

Documents/Plans submitted:

Bollard details received by the Local Planning Authority on the 11th of December 2024.

Consultee comments:

HDC's Urban Design Team have reviewed the submitted details and confirm that their design and siting (from the original plans detailed in the condition) are acceptable. As such, they are satisfied that the submission element of the condition can be discharged.

Conclusion:

Given the level of detail provided alongside the favourable comments from specialists (as above) it is considered that the submission element of Condition 7 of 23/00369/REM can be discharged. It remains for the works to be undertaken in accordance with the approved details.

Condition 8 - Hard landscaping
Condition wording:

“Notwithstanding the hard landscaping details shown on the Charter Plan drawing reference CHARTER-01 Rev K and the Hard surfacing Landscaping Sheets 1-5 (drawing references AH/SOME/122-125), 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 all paved surfaces including treatment of all roads, driveways, pathways, patios, rear garden pathways to cycle store sheds and parking spaces (manufacturer, type, colour and size); and

ii. An implementation programme for the hard 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.

Reason: In the interests of visual amenity and to enhance the character and appearance of the site."

Documents/Plans submitted:

*AH/SOME/107 Rev E - Highway Construction Details Sheet 1 of 3
*L205/CHARTER /01 Rev N

Both received by the Local Planning Authority on the 11th of December 2024.

Consultee comments:

HDC's Urban Design Team have reviewed the submitted details and confirm that the design, materials and layout are acceptable. As such, they are satisfied that the submission element of the condition can be discharged.

Conclusion:

Given the level of detail provided alongside the favourable comments from specialists (as above) it is considered that the submission element of Condition 8 of 23/00369/REM can be discharged. It remains for the works to be undertaken in accordance with the approved details.

Condition 9 - Road details
Condition wording:

"Notwithstanding the details shown on the approved Charter Plan drawing reference CHARTER-01 Rev K, no development above slab level shall take place until details of the treatment, detail and location of the adoptable highway ramps, limits of pedestrian footways, pedestrians crossings and adoption limits have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure an acceptable layout which is capable of adoption."

Documents/plans submitted:

*AH/SOME/107 Rev V - Engineering layout (1 of 2)
*AH/SOME/107 Rev E - Highway construction details sheet (1 of 3)
*AH/SOME/108 Rev G - Highway construction details sheet (2 of 3)
*AH/SOME/109 Rev E - Highway construction details sheet (3 of 3)
*AH/SOME/110 Rev M - Kerbing layout sheet (1 of 2)
*AH/SOME/111 Rev L - Kerbing layout sheet (2 of 2)
*AH/SOME/115 Rev Q - Section 38 layout sheet (1 of 2)
*AH/SOME/116 Rev Q - Section 38 layout sheet (2 of 2)
*AH/SOME/140 Rev C - Gully areas plan
*AH/SOME/NPL/LTG/0001 Rev A - Proposed street lighting
*Section 38 Technical details approval G59/2763 dated 21st November 2024

All received by the Local Planning Authority on the 11th of December 2024.

Consultee comments:

Cambridgeshire County Council Highways Team have been consulted and raise no objections stating that the site already has the benefit of technical approval and that the plans contained within the S38 letter and submitted to the LPA are suitable for the eventual adoption of the site. As such, they are satisfied that the submission element of the condition can be discharged.

Conclusion:

Given the level of detail provided alongside the favourable comments from specialists (as above) it is considered that the submission element of Condition 9 of 23/00369/REM can be discharged. It remains for the works to be undertaken in accordance with the approved details.

Condition 12 - Bin collection points
Condition wording:

“Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place in connection with the development hereby approved until full details for the provision of bin collection points in connection with the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include siting and materials where appropriate. The facilities shall be provided in accordance with the approved details before the dwelling to which it relates is first occupied and shall be retained and only used as such.

Reason: To ensure appropriate provision for the collection of bins in accordance with Policy LP12 the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.”

Documents/plans submitted:

*Condition 12 Statement
*L205/CHARTER/01 Rev N

Both received by the Local Planning Authority on the 11th of December 2024.

Consultee comments:

HDC's Urban Design Team have reviewed the submitted details and confirm that the bin collection points are suitable in design terms. One of the points has been re-located to reduce the drag distance and is in a suitable location for refuse vehicles to reverse (a request made by the Waste Services Manager). As such, the submission element of the condition can be discharged.

Conclusion:

Given the level of detail provided alongside the favourable comments from specialists (as above) it is considered that the submission element of Condition 12 of 23/00369/REM can be discharged. It remains for the works to be undertaken in accordance with the approved details.

Condition 13 - Car park demarcation
Condition wording:

“Notwithstanding the plans hereby approved, no development above slab level shall take place until full details of the surfacing, method of demarcation and numbering of the car parking spaces have been submitted to and agreed in writing by the Local Planning Authority. The on-site parking areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved details prior to first occupation of the associated dwelling and shall thereafter be kept available for the parking of vehicles for the lifetime of the development.

Reason: In the interests of visual amenity and to ensure the permanent availability of parking spaces, in the interests of highway safety.”

Documents/plans submitted:

*L205/CHARTER /01 Rev N
*Parking details statement

Both received by the Local Planning Authority on the 11th of December 2024.

Consultee comments:

HDC's Urban Design Team have reviewed the submitted details and confirm that the design, materials and layout are acceptable. As such, they are satisfied that the submission element of the condition can be discharged.

Conclusion:

Given the level of detail provided alongside the favourable comments from specialists (as above) it is considered that the submission element of Condition 13 of 23/00369/REM can be discharged. It remains for the works to be undertaken in accordance with the approved details.

Condition 16 - Substation
Condition wording:

“No development above slab level shall take place until full details of the design and appearance of the substation along the western boundary of the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include full elevations, floorplans and materials and a timetable for implementation. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.”

Documents/plans submitted:

*L205/CHARTER /01 Rev N
*Substation Statement dated 27th November 2024
*Substation plans ref GTC-E-SS-0012_R2-2 _1_of_1

All received by the Local Planning Authority on the 11th of December 2024

Consultee comments:

HDC's Urban Design Team have reviewed the submitted details and confirm that the design, materials and appearance are acceptable. As such, they are satisfied that the submission element of the condition can be discharged.

Conclusion:

Given the level of detail provided alongside the favourable comments from specialists (as above) it is considered that the submission element of Condition 16 of 23/00369/REM can be discharged. It remains for the works to be undertaken in accordance with the approved details.

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: 10 February 2025