Our Ref: 24/80405/COND
Your Ref: 1159 Thorn Farm, Alconbury We...

10 February 2025

Mr Marcus Vanner
TMV Architects
The Repeater Station
London Road
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PE7 3TB

Pathfinder House, St Mary's Street
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Dear Mr Vanner

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

Proposal: Discharge of Condition 3 (Materials), 5 (Landscaping), 8 (Biodiversity), 15 (Drainage) and 18 (Bin and bike stores) of 23/00211/FUL.

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

Your client: Mr Richard Steele

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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Dear Mr Vanner

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

Proposal: Discharge of Condition 3 (Materials), 5 (Landscaping), 8 (Biodiversity), 15 (Drainage) and 18 (Bin and bike stores) of 23/00211/FUL.

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

Applicant: Mr Richard Steele Ashbeach Homes Ltd

I refer to your application above received on 19 November 2024 and the plans, drawings and documents which form part of the application as described below.

The following conditions are APPROVED

Condition 3 - Materials
Condition 3 of 23/00211/FUL Wording:
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.
i. A plan showing the disposition of materials.
ii. A brick panel of 1m2 erected on site illustrating the brick, brick bond and mortar colour.
iii. Details of type, colour and texture of all materials to be used for the roof of the buildings.
iv. Details of rainwater goods including colour.
v. Details and materials (including colour) for the construction of doors, windows, soffits, facias and verge details.

Reason: In the interests of visual amenity in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

Documents/Plans submitted:
* Cover Letter (4 page document) by TMV Architects confirming timber cladding (Siberian substituted with Canadian Larch) and Galvanised steel rainwater goods received by the LPA on 19.11.24.
* Document Titled 'Position Drawing Outside' (1 page document) showing bi-fold window specifications and materials (Garnalex Sheerline Prestige, Anthracite Grey) unauthored dated 19 October 2024 received by the LPA on 19.11.24.
* Document untitled (1 page document) reference 'Ashbeach 1' showing proposed door specification
* Document Titled 'Frame Layout Sheet' (2 page document) showing window specifications, unauthored dated 22 October 2024 received by the LPA on 19.11.24.
* Email from applicant received by the Local Planning Authority on 4.2.25 confirming the use of metal seam roof and metal windows.
* Email from applicant received by the Local Planning Authority on 5.2.25 confirming the specifications for the proposed metal seam roof (grey) and use of Sheerline metal windows and door - Prestige range - flush contemporary in Jet black Ral 9005metal seam roof for windows and door.
* Email from applicant received by the Local Planning Authority on 5.2.25 showing a brick sample panel.

Assessment:
Huntingdonshire District Council's Conservation Officer has reviewed the above documentation and has provided the following comments: 'I have reviewed the submitted material details and they are acceptable as they reflect the approved scheme. The sample panel indicates use of a Flemish bond and light coloured mortar which is appropriate for the proposed brick. I have no further objections to the submitted details.'

It is therefore considered the proposed materials would ensure the development is satisfactorily assimilated into the area in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

Conclusions:
The details submitted relating to Condition 3 of planning reference 23/00211/FUL - received by the Local Planning Authority on 19th November 2024, 4th February 2025 and 5th February 2025 are acceptable to the Local Planning Authority and comply with the submission requirements of the condition. It remains for the works to be carried out in accordance with the approved details.

Condition 5 - Landscaping
Condition 5 of 23/00211/FUL wording:
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.

Reason: In the interests of visual amenity and to enhance the character and appearance of the site in accordance with Policies LP10, LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

Documents/Plans submitted:
* Drawing No. 001 A Titled 'Landscape Proposals' by Kirsten Bowden Landscape Architect dated 05.09.2024, received by the LPA on 19.11.24.
* Cover Letter (4 page document) by TMV Architects showing quartz light great porcelain paving slabs.

Assessment:
The submitted 'Landscape Proposals' document shows hard landscaping to include black surfacing for trafficable areas mainly to the access of the site, a gravel surface laid in a cellular system to all other hardstanding areas, a 1.8m timber closed boarded fence to separate the dwellings along the southern, western and northern sides of the northern plot and a 1.2m post and rail fence with 13mmx13mm galvanised mesh on the lower half to the western boundary of the lower plot. Paving slabs to the rear of each dwelling would be sandstone buff with manufacturer and specification set out in the submitted cover letter.

In terms of soft landscaping, hedging, shrub planting and grass is proposed as well as trees throughout the site noting species, plant sizes, proposed numbers and densities.

Full details of management and implementation have also been provided.

It is therefore considered the proposed hard and soft landscaping scheme would ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12, LP30 and LP31 of the Huntingdonshire Local Plan to 2036.

Conclusion:
The details submitted relating to Condition 5 of planning reference 23/00211/FUL - received by the Local Planning Authority on 19th November 2024 are acceptable to the Local Planning Authority and comply with the submission requirements of the condition. It remains for the works to be carried out in accordance with the approved details.

Condition 8 - Biodiversity
Condition 8 of 23/00211/FUL Wording:
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.

Reason: To help minimise the impact of the development upon biodiversity and in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Documents/Plans submitted:
* Document titled ' Biodiversity Enhancement Scheme (9 page document) prepared by Andrew Palmer at Sound Ecology dated September 2024 received by the LPA on 19.11.24.
* Drawing No. 001 A Titled 'Landscape Proposals' by Kirsten Bowden Landscape Architect dated 05.09.2024, received by the LPA on 19.11.24.

Assessment:
The submitted Biodiversity Enhancement Scheme (BES) has been prepared by a qualified ecologist and reflects the recommendations set out in the Preliminary Ecological Appraisal (Skilled Ecology, October 2019 - updated January 2023).

The report recommends the installation of two bat boxes and four Swift bird boxes fitted to the eastern and southern elevations. Specifications are listed within paragraphs 3.1 (Bat boxes and 3,2 (bird boxes), Furthermore, Hedgehog corridors and Hedgehog Fence Holes are proposed to the eastern boundary of the site within paragraphs 3.3 and 3.4 as well as Insect boxes to the garden of each dwelling. Specifications are provided in paragraph 3.4. A wildlife-supporting landscape is provided within Drawing No. 001 A Titled 'Landscape Proposals'

The BES also includes implementation, maintenance and monitoring (section 4) and also includes precautionary measures such as lighting, clearance and preparation works.

Therefore having regard to the submitted information it is considered that the submission requirements of the condition have been complied with in accordance with Policy LP30 and the National Planning Policy Framework (2024).

Conclusion:
The details submitted relating to Condition 8 of planning reference 23/00211/FUL - received by the Local Planning Authority on 19th November 2024 are acceptable to the Local Planning Authority and comply with the submission requirements of the condition. It remains for the works to be carried out in accordance with the approved details.

Condition 15 - drainage
Condition 15 of 23/00211/FUL Wording:
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.

Reason: To prevent surface water discharging to the highway.

Documents/Plans submitted:
* Drawing No. 3356-02 Titled 'Proposed Drainage Plan' by MTC Engineering dated 02.10.24, received by the LPA on 19.11.24.
* Drawing No. 3356-04 Titled 'Hydro-brake Flow Control Detailed Plan' by MTC Engineering dated 02.10.24, received by the LPA on 19.11.24.

Assessment:
The Alconbury and Ellington Internal Drainage Board has no objections, although attention is drawn to the informatives noted on their consultation response which is viewable via Public Access.

Cambridgeshire County Council's Highways Team have considered the proposed condition discharge documents and have provided the following comments:

"Following a review of the documents provided to the Highway Authority as part of the above planning application, I can confirm that the details provided for Condition 15 (Drainage) are suitable for the submission element of the Condition to be discharged."

Therefore having regard to the submitted information it is considered that the submission requirements of the condition have been complied with in accordance with Policies LP5 and LP15 of Huntingdonshire's Local Plan to 2036 and the National Planning Policy Framework (2024).

Conclusion:
The details submitted relating to Condition 15 of planning reference 23/00211/FUL - received by the Local Planning Authority on 19th November 2024 are acceptable to the Local Planning Authority and comply with the submission requirements of the condition. It remains for the works to be carried out in accordance with the approved details.

Condition 18 - Bin and bike stores
Condition 18 of 23/00211/FUL Wording:
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.

Reason: In the interests of neighbour and visual amenity in accordance with the requirements of Policies LP12 and LP14 of the Huntingdonshire Local Plan to 2036.

Documents/Plans submitted:
* Cover Letter (4 page document) by TMV Architects showing bike store and bin store materials in timber received by the LPA on 19.11.24.
* Drawing No. 001 A Titled 'Landscape Proposals' by Kirsten Bowden Landscape Architect showing location of bin and bike stores dated 05.09.2024, received by the LPA on 19.11.24.

Assessment:
The submitted details confirm the cycle and bike store to be constructed in timber (specification details are noted in the submitted Cover Letter). The two cycle stores per dwelling would be located in the rear garden and each would measure 1.6m in height, 1.825m in width and 1m in depth and will together accommodate 4 bikes. Therefore, the submitted details accord with policies LP12 and LP14 of the Huntingdonshire Local Plan to 2036.

Conclusion:
The details submitted relating to Condition 18 of planning reference 23/00211/FUL - received by the Local Planning Authority on 19th November 2024 are acceptable to the Local Planning Authority and comply with the submission requirements of the condition. It remains for the works to be carried out in accordance with the approved details.

Yours sincerely



Clara Kerr
Chief Planning Officer
Date: 10 February 2025