Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

01480 388424

www.huntingdonshire.gov.uk

Miss Megan Wright
Walsingham Planning
Bourne House
Cores End Road
Bourne End
SL8 5AR
United Kingdom

Our Ref: 25/00312/NMA
Your Ref: Barchester Huntingdon NMA 3

4th March 2025

Dear Miss Wright

Application for Non-Material Amendment following a grant of Planning Permission

Proposal: Non material amendment to 24/01448/S73 to amend the wording of Condition 6 to refer to an updated landscaping scheme, since the approved landscaping scheme will not work and can be improved.

Site address: Bayleaf Care Home Sallowbush Road Huntingdon PE29 7AF

Applicant: N/A Barchester Healthcare Ltd

I refer to the above submission received on the 20th February 2025 and accompanying drawings referenced below.

Plan Type	Reference	Version	Date Received
Landscaping	RSR L1	R	20.02.2025

I would confirm that the non-material amendment(s) as described is (are) considered acceptable subject to the additional conditions identified below (the development remains subject to the conditions attached to the original planning permission) ;

1. Condition.
Condition 6 of 24/01448/S73 is hereby amended to read as follows:

The development hereby approved shall be carried out in accordance with the following details, in respect of hard and soft landscaping:
Landscape Management Plan dated July 2022
Landscape proposals RSR L1 Revision R (received by the Local Planning Authority on 20 February 2025)
All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of

the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place during the current or next planting season.
Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036."

No other plans or conditions listed in the decision notice for 24/01448/S73 are affected by this amendment.

2. Note to applicant.
This decision should be read in conjunction with the decision notice for planning application reference 24/01448/S73. For the avoidance of doubt this decision amends only condition 6 of 24/01448/S73.

Should you need to discuss your applications decision you can contact Huntingdonshire District Council's Planning Dept with your query at DevelopmentControl@huntingdonshire.gov.uk.

Yours sincerely



Kerr Clara
Officer Planning Chief