Our Ref: 25/80008/COND
Your Ref: Great Raveley DOC2

20 February 2025

Mr Jeremy Tilston
JRT Architectural Design Limited
25 Shorham Rise
Two Mile Ash
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Pathfinder House, St Mary's Street
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Dear Mr Tilston

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition

Proposal: Discharge of condition 6 (Hard and Soft Landscaping) of 22/01802/FUL

Site address: Agricultural Buildings Old Manor Farm House Raveley Road Great Raveley

Your client: Mr Jack Doyle

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

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20th February 2025

Dear Mr Tilston

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

Proposal: Discharge of condition 6 (Hard and Soft Landscaping) of 22/01802/FUL

Site address: Agricultural Buildings Old Manor Farm House Raveley Road Great Raveley

Applicant: Mr Jack Doyle Acorn Building Services (Luton) Ltd.

I refer to your application above received on 14 January 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition is Approved

Condition 6 - Hard and Soft Landscaping
Condition 6 (Hard and Soft Landscaping) wording:

“Prior to development above slab level taking place a scheme for hard and soft landscaping, including a programme of implementation, shall be submitted to and approved in writing by the Local planning Authority. The approved works shall be completed in accordance with the implementation programme. Hard landscaping shall include details of all boundary treatments, hard surfaces and demarcation of parking spaces. Soft landscaping shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants noting species, plant sizes, proposed numbers and densities where appropriate, and full details of landscape maintenance regimes after the completion of works. Any trees or plants which are planted in connection with the development hereby approved 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.”

Submitted documents/drawings:

- Hard Landscape Plan dwg non 3239-09 received by the LPA on the 14/01/2024
- Landscape plan and specifications OMFR01 received by the LPA on the 11/02/2024
- Boundary Treatments detailed on the Site Plan (dwg red 1128-PLL-02 rev I) received by the LPA on the 14/01/2025

During the course of the application informal advice from the Landscape Officer was sought. The Officer recommended the alternative species of trees and for the hedgerow and scrub species to accord with the Cambridgeshire Landscape guide for the Western Claylands. The soft landscaping scheme was amended in response to the Officers comments. The submitted soft landscaping includes a native hedgerow with comprising of at least 5 species recommended by the Officer. Hedgerows exceeding 40m length included the planting of one standard tree from the recommended list of species offered by the Officer.

Amenity grass land is to be sown with Emmorgate EL 1 Flowering Lawn mix which is acceptable and accords with the Landscape and Ecological Management Plan.

In light of the above, the concerns raised by the Landscape Officer have now been addressed.

Driveways and access roads are to be constructed using Marshalls Priora permeable paving. Different types of permeable paving are proposed for the driveways and roads to break up the expanse of hard surfacing.

The boundary treatments detailed on the site plan (dwg red 1128-PLL-02 rev I) are suitable. Post and rail fencing on the boundaries which abut the countryside are acceptable and sympathetic to the character of the area. 1.8m heigh close board fencing to secure the privacy of rear residential amenity space.

The submitted Hard and Soft Landscaping is acceptable and accords with Policies LP11, LP12 and LP30 of the Huntingdonshire Local Plan to 2036.

Condition 6 is therefore discharged in full.

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

C. Kerr

Clara Kerr
Chief Planning Officer
Date: 20 February 2025