Our Ref: 25/80018/COND
Your Ref: Godmanchester Football & SA T...

20 February 2025

Mr Michael Eastman
Surfacing Standards Limited
Office 2
Empingham House
Ayston Road
Uppingham
LE15 9NY

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk
01480 388424

www.huntingdonshire.gov.uk

Dear Mr Eastman

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition

Proposal: Discharge of condition 15 (offsite highway works) of 24/01471/FUL

Site address: Godmanchester Rovers Football Ground Bearscroft Lane Godmanchester

Your client: Richard Cosbey

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
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

01480 388424

www.huntingdonshire.gov.uk

Mr Michael Eastman
Surfacing Standards Limited
Office 2
Empingham House
Ayston Road
Uppingham
LE15 9NY

Our Ref: 25/80018/COND
Your Ref: Godmanchester Football & SA T...

20th February 2025

Dear Mr Eastman

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

Proposal: Discharge of condition 15 (offsite highway works) of 24/01471/FUL

Site address: Godmanchester Rovers Football Ground Bearscroft Lane Godmanchester

Applicant: Richard Cosbey

I refer to your application above received on 27 January 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition is Approved

Condition 15 - Offsite highway works
Wording:
"No development shall commence until mitigation measures for the protection of pedestrians accessing the site via Bearscroft Lane have been submitted to and approved in writing by the Local Planning Authority. The approved pedestrian protection measures shall be implemented in accordance with an implementation timetable which has been submitted to and approved in writing by the Local Planning Authority.

Reason: A pre-commencement condition is needed in the interests of highway safety and in accordance with Policy LP17 of the Huntingdonshire Local Plan to 2036."

Documents/ Drawings submitted:
-Proposed Access Road Layout Option 2 - ref 07786-DR-C-0002 - dated 5.3.24 received 27.01.25
- Option 2 Proposed Access Road Cross Sections - ref 07786-DR-C-0005 - dated 21.01.25 - received 27.01.25

Consultation:
-CCC Highways: Following a review of the documents provided to the Highway Authority as part of the above planning application, the details provided for Condition 15 (offsite highway works) are suitable for the submission element of the Condition to be discharged.

The applicant will need to submit a S278 application to carry out the works within the highway which will be subject to a technical vetting process. This will require additional details which will include, but not be limited to:

- Carriageway drainage which will need to be connected to a system and will require the necessary permissions.
- Further design details of the retaining wall which will need to be vetted by the Local Highway Authority's Structures team.
- Mitigation measures for the removal of trees which will need to be agreed/approved by the Local Highway Authority to include both replacement planting and appropriate habitat mitigation measures

Officer Conclusion:
Officers have reviewed the submitted information in conjunction with the comments made by the CCC Highways Team and conclude that the information submitted is sufficient and acceptable to discharge condition 15.

The applicant's attention is drawn to the S278 requirement described above.

Therefore Condition 15 is 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



Clara Kerr
Chief Planning Officer
Date: 20 February 2025