Our Ref: 25/80181/COND
Your Ref: Kate's Cabin - 13

24 July 2025

Mr Matthew Gray
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Dear Mr Gray

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

Proposal: Discharge of conditions 13 (hard landscaping and boundary treatment) and 15 (details of extraction) of 23/00876/FUL

Site address: Kates Cabin Cafe Great North Road Chesterton PE7 3UJ

Your client:

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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Our Ref: 25/80181/COND
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24th July 2025

Dear Mr Gray

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

Proposal: Discharge of conditions 13 (hard landscaping and boundary treatment) and 15 (details of extraction) of 23/00876/FUL

Site address: Kates Cabin Cafe Great North Road Chesterton PE7 3UJ

I refer to your application above received on 10 June 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 13 - Hard landscaping and boundary treatment
Condition wording: No development above slab level shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
(a) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected; and
(b) a hard landscaping plan, indicating location, manufacturer, type, colour and size.
The hard landscaping shall be completed in accordance with the approved details prior to the first occupation or the bringing into use of the development and retained as approved thereafter.
Reason - To ensure the development is satisfactorily assimilated into the area in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

Submission:
Materials Site Layout dwg 3a
Planting Plan dwg 01b
Email received 24th July 2025 confirming the proposed block paving - Brett Omega, 200x100x50mm thick blocks, 30mm Sand Laying Course, Dry Jointed with Kiln Dried Sand, Colour: Natural.
Omega Block Paving - Technical Data Sheet

Officer assessment:
(a) Site boundaries comprise native tree and hedge planting wrapping around the side (northwest and southeast) and rear (southwest) site boundaries with ornamental trees and shrub planting to the site frontage with the A1. Ornamental hedge planting and shrub planting is also proposed between the perimeter loop road and the drive thru lanes. The proposed boundary treatments are acceptable.
(b) The surface materials are shown on dwg 3a and comprise tarmac for the drive-thru access roads and parking spaces (with white lining to define parking and wayfinding); concrete for the HGV parking spaces and permitter loop road, and; block paving for the footpaths around the retail extension, coffee shop and hot food drive thru.

HDC's Urban Design Officer supports the discharge of condition 13. The proposed hard landscaping and boundary treatments would ensure the development is satisfactorily assimilated into the area in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

Condition 13 is discharged.

Condition 15 - Details of extraction
Condition wording: No development above slab level shall commence until a scheme detailing plant, equipment or machinery for the purposes of extraction, filtration and abatement of odours has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed before the use hereby permitted is commenced and retained as such.
Reason - To protect amenity/human health in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Submission: Drive Thru' Restaurant Kitchen Ventilation Strategy" written by Thornley & Lumb Partnership Ltd (project reference C9284, dated 6 June 2025)

HDC's Environmental Health Officer has reviewed the above document and agrees with the proposals and recommends approval of the report in support of Condition 15. The submitted ventilation strategy is sufficient to protect amenity/human health in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Condition 15 is discharged.

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: 24 July 2025
Agent