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**Our Ref: MW/B0056/24**

20 February 2024

Planning Department
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

Dear Sir/Madam,

**RE: 24/01448/S73 Ringshill Residence Sallowbush Road Huntingdon**

This letter accompanies an application for a non-material amendment to planning permission 24/01448/S73 which varied a number of conditions to the original approval 21/01078/FUL for the demolition of an existing vacant nursing home and its redevelopment with a new care home.

The fee for this submission has been paid online.

This non-material amendment submission seeks to amend the wording of Condition 6 to refer to an updated landscaping scheme. The new drawing RSR L1 Revision R (Landscape Proposals), will replace Revision K currently referred to within the condition.

The changes proposed to the currently approved landscaping scheme are as follows:

- Relocation of potting shed and amendments to shape and size of shelter.
- Amendments to approved paving specifications, specifically relating to the kerbstones with the aim to simplify the design and installation.
- Inclusion of permeable block paving to car park (as per approved drainage strategy) and concrete surfacing to bin compound for health and safety reasons
- Addition of sleeper retaining wall and railings to west.
- Alterations to footpath layout to the west, and omission of adjacent planting and trellis.
- Ornamental turf replaced with wildflower garden to west and omission of fruit trees.
- Relocation of 3 proposed trees from north-eastern boundary. Two now proposed adjacent to southern boundary (south of sail shelter and parking bay 12), and one centrally along northern boundary to west of bin store).

A number of these elements would not require planning permission, and the majority would not be visible from outside the site. We are therefore of the opinion that these are minor, non-material changes to the proposed landscaping.

We have been in contact with the case officer for the previous application, Olivia Manton, who advised to submit a non-material amendment application to resolve this.

I trust the information submitted is sufficient to process this application under Section 96A of the Town and Country Planning Act, however, do not hesitate to get in contact should you require anything further.

Yours faithfully,

[redacted]