Our Ref: 25/80119/COND
Your Ref: 2024.09 - Allgood (Washingley...

27 October 2025

Mr William Marshall
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Dear Mr Marshall

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

Proposal: Discharge of conditions 3 (Materials), 4 (Architectural Details), 7 (Tree Protection Plan), 8 (PEA and Ecological Design Strategy), 9 (Foul and Surface Water), 15 (Traffic Management Plan), 16 (Cycle Store), 17 (Bin Store) and 18 parts a, b and c (Archaeology) of 25/00393/S73

Site address: Agricultural Buildings Washingley Farm Green End Great Stukeley

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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Dear Mr Marshall

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

Proposal: Discharge of conditions 3 (Materials), 4 (Architectural Details), 7 (Tree Protection Plan), 8 (PEA and Ecological Design Strategy), 9 (Foul and Surface Water), 15 (Traffic Management Plan), 16 (Cycle Store), 17 (Bin Store) and 18 parts a, b and c (Archaeology) of 25/00393/S73

Site address: Agricultural Buildings Washingley Farm Green End Great Stukeley

I refer to your application above received on 25 April 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 3 - Materials
Condition 3 (Materials) wording: Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until details of the external materials to be used have been submitted to and approved in writing by the Local Planning Authority. These shall include:
i) A plan identifying location of materials,
ii) A brick panel of 1m2 erected on site illustrating brick, bonding, and mortar colour,
iii) Details of type, colour and texture of all materials to be used for the roof of the building including verge details
iv) Details of rainwater goods including colour.
v) Details of non-masonry walling systems, cladding panels or other external screens, including colours, surface finishes/textures and relationships to glazing and roofing (this detail may consist of large-scale drawings and/or samples);
vi) Details and materials (including colour) for the construction of doors, windows (including method of opening) and dormer windows.

vii) Details of the appearance and materials for any balcony screens (this detail may consist of largescale drawings and/or samples).
viii) Details and materials for the construction of porch canopies.
The development shall be carried out in accordance with the approved details.

Submitted documents/drawings:
- C3_C4 - 24-09-300A Materials and Architectural Details 24-11-26
- C3_C4 - 24-09-301A Materials and Architectural Details 24-11-26
- See also on site brick panels illustrating brick, bonding, and mortar colour, and zinc cladding
- General Arrangement Plot 1 - dwg 2024.09.303 C
- General Arrangement Plots 2 and 3 dwg 2024.09.305 E
- General Arrangement Plot 4 dwg 2024.09.308 C
- General Arrangement Plot 5 dwg 2024.09.310 C
- General Arrangement Plot 6 dwg 2024.09.312 D

The Urban Design Officer was consulted as part of the application and raises no objection to the submitted material details. The arrangement of natural and stained timber cladding alongside VMZ zinc cladding is considered acceptable. The proposed use of AAB Mersea Buff handmade bricks with dark contrasting mortar, as well as AAB Old Westmill red multi bricks with dark contrasting mortar, is also supported. Additionally, the use of Spanish slate, Marley Pan tiles, anthracite grey bi-fold doors, and off-white/cream casement windows is deemed acceptable by the Urban Design Officer. The submitted details therefore in accord with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

Condition 3 is therefore discharged in full.

Condition 4 - Arch details
Condition 4 (Architectural Details) wording: Notwithstanding the submitted details, no development above slab level shall take place until architectural details have been submitted to and agreed in writing by the Local Planning Authority. The details shall include the following:-
i) Window and door reveals and cills;
ii) Design and location of meter boxes;
iii) Location and colour of external flues and vents.
The development shall be carried out in accordance with the approved details

Submitted documents/drawings:
- C3_C4 - 24-09-300A Materials and Architectural Details 24-11-26
- C3_C4 - 24-09-301A Materials and Architectural Details 24-11-26
- See also on site brick panels illustrating brick, bonding, and mortar colour, and zinc cladding
- General Arrangement Plot 1 - dwg 2024.09.303 C
- General Arrangement Plots 2 and 3 dwg 2024.09.305 E
- General Arrangement Plot 4 dwg 2024.09.308 C
- General Arrangement Plot 5 dwg 2024.09.310 C
- General Arrangement Plot 6 dwg 2024.09.312 D

The Urban Design Officer was consulted as part of the application and raises no objection with the submitted architectural details. The location of electric meter boxes are confirmed on the individual Plot GA plans and are discreetly located on the side / rear elevations or within the car ports which is considered acceptable. The arched solider course headers and stone cills to plot 1 are acceptable. The location of extractor outlets from bathrooms / ensuites, kitchen extracts, tile vents and air bricks are shown colour matched to the facing

brickwork and cladding which is supported by Officers. The submitted details therefore in accord with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

Condition 4 is therefore discharged in full.

Condition 7 - Tree Protection Plan
Condition C7 (Tree Protection Plan) wording: No development, demolition, clearance or preparatory operations (including excavations and archaeology), hereafter referred to as "the works", shall commence on site in connection with the development hereby approved, until an updated Tree Protection Plan, Arboricultural Method Statement and Monitoring Schedule has been submitted to, and approved in writing by the Local Planning Authority. The approved Tree Protection Plan shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works, be retained intact for the duration of the construction works and only be removed or altered with the prior written approval of the Local Planning Authority. The development shall be undertaken in accordance with the approved Arboricultural Method Statement and Monitoring Schedule.

Any trees, shrubs or hedges covered by the agreed protection measures, which die or become severely damaged either from natural causes or as a result of the construction works; during the construction works or within five years from the completion of the construction works, shall be replaced with trees, shrubs or hedge plants of similar size and species, unless otherwise agreed in writing with the Local Planning Authority. Replacement planting to be undertaken by the end of the next available planting season.

Submitted documents/drawings:
o Arboricultural Method Statement Dated 14 March 2025 Project Ref 911 received by the LPA 23/05/2025

The Arboricultural Officer was consulted as part of the application. The Arboricultural Officer supports the submitted information. Whilst the Officer has requested clarification regarding the fixture of the tree protective fencing proposed, Officers note that the trees/hedgerows previously indicated for retention have been removed and therefore the protective measures are no longer necessary.

Condition 7 is therefore discharged in full.

Condition 8 - PEA and Ecological Design Strategy
Condition 8 (PEA and Ecological Design Strategy) wording: No development shall commence until a Preliminary Ecology Assessment (PEA) which updates the PEA prepared by Skilled Ecology, dated February 2022 submitted pursuant to application 22/00950/FUL and an Ecological Design Strategy (EDS) which incorporates the recommendations made within the updated Preliminary Ecological Appraisal, have been submitted to and approved in writing by the Local Planning Authority.

The EDS shall include the following where appropriate:
(a) Purpose and conservation objectives for the proposed works
(b) Review of site potential and constraints
(c) Detailed design(s) and/or working method(s) to achieve stated objectives
(d) Extent and location/area of proposed works on appropriate scale maps and plans
(e) Type and source of materials to be used where appropriate, e.g. native species of local provenance
(f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development

(g) Persons responsible for implementing the works
(h) Details of initial aftercare and long-term maintenance
(i) Details of monitoring and remedial measures
(j) Details for disposal of any wastes arising from the works
The EDS shall be implemented in accordance with the approved details and all features shall be retained as such.

Submitted documents/drawings:
- Biodiversity Enhancement 1427 -03 rev H
- Update PEA and EDS (Condition 8) 040425
- Landscape and Ecological Landscape and Ecological Management Plan

Landscape Ecological Management Plan (LEMP) and Biodiversity Enhancement 1427 -03 rev H featuring native and wildlife-attracting planting, species-rich lawns and hedgerows, habitat boxes for bats, birds, and invertebrates, log piles, and hedgehog highways. The LEMP also outlines avoidance measures for protected species based on the Preliminary Ecological Appraisal and provides recommendations for pond planting and maintenance. The submitted strategy accords with the wording of the condition and is acceptable. The Landscape/Ecology Officer also Consulted on the application raises no objection to the discharge of Condition 8. The submitted details ensure that an appropriate ecological design strategy fully complements and enhances features of biodiversity value in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Condition 8 is therefore discharged in full.

Condition 9 - foul and surface water
Condition 9 (Foul and Surface Water) wording: No development shall commence until details of the foul and surface water drainage for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the development hereby approved.

Submitted documents/drawings:
- Drainage plan (dwg non 3280-02C), received by the LPA 23.05.2025
- Contour plan (dwg non 3280-03B), received by the LPA 23.05.2025
- Pond 1 Detail (dwg non 3280-04A), received by the LPA 23.05.2025
- Pond 2 Detail (dwg non 3280-05A), received by the LPA 23.05.2025
- Hard Landscaping (dwg non 3280-07C), received by the LPA 23.05.2025 - approved in relation to drainage ONLY
- 3280-SWS CALCS REV A, received by the LPA 23.05.2025

Anglian Water has been consulted and raises no objection to the proposed connection to their sewer network. Anglian Water therefore recommend condition 9 related to foul drainage strategy to be discharged.

Surface water will be managed via attenuation basins discharging into the existing drainage system at a controlled rate of 2.6 l/s. This was previously considered acceptable under application ref 24/80360/COND pursuit to the previous application 22/00950/FUL.

The submitted details confirm that both surface and foul water can be adequately drained, ensuring no increased flood risk on or off site, in accordance with Policies LP5 and LP15 of the Huntingdonshire Local Plan to 2036.

Condition 9 is therefore discharged in full.

Condition 15 - Traffic Management Plan
Condition 15 (Traffic Management Plan) wording: No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. The principal areas of concern that should be addressed are:
(a) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
(b) Contractor parking, with all such parking to be within the curtilage of the site where possible
(c) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
(d) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway
The traffic management plan shall be carried out for the duration of the development in accordance with the approved details.

Submitted documents/drawings:
o Transport Management Plan 2018.14.p2.203 rev A received on the 30th July 2025.

Cambridgeshire County Council as the Local Highways Authority have been consulted as part of the application and raise no objection to the submitted details. The LHA recommend approval of condition 15. The submitted details ensure that before development commences, highway safety will be maintained during the course of development. The details are also in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Condition 15 is therefore discharged in full.

Condition 16 - Cycle storage
Condition 16 (Cycle Storage) wording: Prior to the occupation of the development hereby permitted, full details of cycle and bin stores shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to occupation of the development.

Submitted documents/drawings:
o Bin and Bike Stores 2024-09.201 Rev A

The Urban Design Officer was consulted as part of the application and raises no objection to the submitted cycle stores. The size and location of cycle stores is considered acceptable and provides sufficient space for the storage of one cycle per bedroom. The submitted details ensure the appropriate provision for the secure storage of bicycles to encourage sustainable travel and accord with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Condition 16 is therefore discharged in full.

Condition 17 - Bin stores
Condition 17 (Bin Stores) wording: Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence until details of the provision of bin stores for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include, siting, means of enclosure, appearance and materials where appropriate. The facilities shall be provided in

accordance with the approved details before the development to which it relates is occupied and shall be retained and only used as such.

Submitted documents/drawings:
- C16_C17 - 2018.06.201 Bin and Bike Stores 24-05-07 Rev A (Design)
- 1427-021 Hard Works (Location)

The Urban Design Officer was consulted as part of the application and raises no objection to the submitted bin stores. The size, appearance and location of bin stores are considered acceptable. The submitted details ensure the appropriate provision for the secure storage of bins and accord with Policy LP12 the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Condition 17 is therefore discharged in full.

Condition 18 - Archaeology

Condition 18(Archaeology): No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

a) the statement of significance and research objectives;
b) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
c) The timetable for the field investigation as part of the development programme;
d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Submitted documents/drawings:
- Archaeological Evaluation Report, received by the LPA 25.04.2025
- Written Scheme of Investigation For an Archaeological Evaluation, received by the LPA 25.04.2025.

The County Council Archaeology Team has been consulted as part of this application and recommends that the pre-commencement elements (parts a-c) of Condition 18 can be discharged, allowing demolition to proceed. This is subject to all other relevant conditions being satisfied. Part (d) of the condition should be retained until the archaeological programme is completed and approved reporting is available for both the historic building recording and sub-surface evaluation phases.

Condition 18 parts a, b, and c are therefore 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: 27 October 2025
Agent