Our Ref: 25/80097/COND
Your Ref: 2018.15 - Lumley (Holywell) C...

19 May 2025

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Dear Ms Frewin

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

Proposal: Discharge of condition 6 (Hard and Soft Landscaping) for 23/01292/S73

Site address: Land West Of Barley Croft Back Lane Holywell

Your client: Mr Tom Lumley

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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19th May 2025

Dear Ms Frewin

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

Proposal: Discharge of condition 6 (Hard and Soft Landscaping) for 23/01292/S73

Site address: Land West Of Barley Croft Back Lane Holywell

Applicant: Mr Tom Lumley

I refer to your application above received on 1 April 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Acceptable but the Condition is not Discharged

Condition 6 - Hard and soft landscaping
Condition:

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. The development shall be implemented in accordance with the approved details.

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.

Reason:

In the interest of the visual amenity and the character of the area and in the interests of the biodiversity of the site in accordance with Policies LP11, LP12 and LP30 of the Huntingdonshire Local Plan to 2036.

Documents/Plans:

*Hard and Soft Landscaping Scheme ref A.01c
*Hard Landscaping Installation and Maintenance
*Soft Landscaping Installation and Maintenance

All received by the Local Planning Authority (LPA) on the 1st of April 2025.

Consultee comments:

No consultations were required as part of this discharge of conditions.

Conclusion:

It is noted that the works have already been completed (the dwellings are built and occupied) and so in breach of the condition. Landscaping has also already been provided. As such, the condition cannot be formally discharged and so it remains for the LPA to consider if the submitted details are acceptable. In this case, having historically visited the site in relation to other applications the LPA are satisfied with the works completed. The detail submitted is largely in accordance with the requirements of the condition (parking is not demarcated but there are garages on the plots and officers are satisfied that there is adequate provision for on plot parking and so this has not been pursued). Overall, the submission is sufficient to satisfy the requirements of the condition and achieve the aims of the Policies therein.

As stated above, as the works have been undertaken in breach the condition cannot be discharged but it is concluded that the details are acceptable and satisfactory to the LPA and no further submissions in respect of Condition 6 of 23/01292/S73 is required.

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: 19 May 2025
Agent