Our Ref: 25/80060/COND
Your Ref: Plot 16 DoC 7

9 April 2025

Broadway Developments Yaxley Ltd
2 Milnyard Square
Orton Southgate
Peterborough
PE27 3SA

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

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Dear Sir/Madam
Broadway Developments Yaxley Ltd

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

Proposal: Discharge of Condition 7 (Cycle Storage) of 23/01551/REM.

Site address: Land At Former Mushroom Farm Site Broadway Yaxley

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning condition.

Yours faithfully

Clara Kerr
Chief Planning Officer

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Our Ref: 25/80060/COND
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9th April 2025

Dear Sir/Madam
Broadway Developments Yaxley Ltd
**Town And Country Planning (Development Management Procedure) (England) Order 2015 (Amended).**

Proposal: Discharge of Condition 7 (Cycle Storage) of 23/01551/REM.

Site address: Land At Former Mushroom Farm Site Broadway Yaxley

I refer to your application above received on 21 February 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

**Condition 7 - Visitor cycle parking**
Condition wording: The development shall not be occupied or the use commenced until details of the facilities for the provision of secure covered visitor cycle parking for use in connection with the development has been submitted to and approved in writing by the Local Planning Authority. The details shall include the siting, means of enclosure, cycle rack systems where appropriate, appearance and materials. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained as such.
Reason: To ensure appropriate provision for the secure storage of bicycles to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Submission: 2767 AL0200 P12 - Plot 16 Site Plan as Proposed
XMW_SEF_New_Sheffield_Cycle_Shelter_Spec_Sheet

Assessment: The proposed visitor cycle shelter is located to the north of Unit 22, and comprises a covered BXM/SEF Broxap canopy covering 5 Sheffield stands (with a capacity for 10 bikes). The siting, design and appearance of the cycle shelter is acceptable in design terms and indicative landscaping is shown screening the cycle store from Broardway. HDC's Urban Design Officer supports the discharge of condition 7. The proposed cycle store design and siting would ensure appropriate provision for the secure storage of bicycles to

encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Local Plan.
Condition 7 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 faithfully



Clara Kerr
Chief Planning Officer
Date: 9 April 2025