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Our Ref-PD14549

[redacted]

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

9 June 2025

Dear Sir / Madam,

CHESTERTON – CAFE KATES CABIN CAFÉ, GREAT NORTH ROAD, PE7 3UJ
DISCHARGE OF CONDITIONS 13 AND 15 OF PLANNING PERMISSION LPA REF. 23/00876/FUL
PLANNING PORTAL REF – PP-14085612

Montagu Evans LLP is appointed by Welcome Break Limited ("the Applicant") to submit an application seeking the discharge of Conditions 13 and 15 attached to Planning Permission LPA Ref. 23/00876/FUL, dated 30 January 2024.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015, the documents which comprise the application include the following:

- Application Cover Letter dated 9 June 2025 (this letter);
- Application Forms and Certificates signed and dated 9 June 2025;
- Condition 13 Landscaping Plan
- Condition 13 Materials Layout
- Condition 15 Odour Statement
- Condition 15 Plant Details

The application has been submitted electronically via the Planning Portal website. The application fee of £298.00 has been paid using the online portal.

RELEVANT PLANNING HISTORY

On 30 January 2024, Planning Permission was granted at the site for the following development:

> *"Demolition of cabin truck stop and associated buildings, extension to petrol filling station kiosk unit, erection of 2no. drive-thru units, rationalisation of parking, provision of EV charging hub and improvements to site access, landscaping and associated works."*

Montagu Evans LLP is a limited liability partnership registered in England and Wales with registered number OC312072. Registered office 70 St Mary Axe, London, EC3A 8BE.
A list of members names is available at the above address.

The decision was subject to 21 Conditions.

DISCHARGE OF PLANNING CONDITIONS

This application seeks to discharge Conditions 13 and 15 attached to Planning Permission LPA Ref. 23/00876/FUL. The requirements of the Condition are set out below.

Condition 13 (Hard and Soft Landscaping Details)

Condition 13 requires hard and soft landscaping details, to be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The required information is therefore submitted to satisfy the requirements of the Condition.

Please note that in respect of Part A, it is not the intention of the Applicant to provide boundary fencing etc and therefore such detail does not form part of the submission.

In accordance with the condition, the application provides details which meet the requirements of Condition 13 and as such it can be fully discharged.

Condition 15 (Plant Details)

Condition 15 requires plant details, to be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The required information is therefore submitted to satisfy the requirements of the Condition.

Please note that plant is only to be installed on the restaurant drive thru unit. The secondary drive thru, to be occupied by a coffee operator does not have a commercial kitchen and the offering is coffee, snacks and warming only which would be managed by a general ventilation system.

In accordance with the condition, the application provides details which meet the requirements of Condition 15 and as such it can be fully discharged.

CONCLUSION

This application seeks to formally discharge Conditions 13 and 15 attached to Planning Permission LPA Ref. 23/00876/FUL, dated 30 January 2024.

We trust the information provided above and on the enclosed information is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any further details please do not hesitate to contact Matthew Gray on 07881 230361 or Matthew.Gray@-Montagu-Evans.co.uk.

Yours sincerely,

Montagu Evans

MONTAGU EVANS LLP