Mr David Coloini
Coloini + Lane Architecture Ltd
Bedford Heights
Brickhill Drive
Bedford
MK41 7PH

Our Ref: 24/80339/COND
Your Ref: 24006 - 45 Hatchet Lane, Kimb...

18th December 2024

Dear Mr Coloini

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

Proposal: Discharge of Condition 4 (Biodiversity Method Statement) of 24/00626/HHFUL.

Site address: 45 Hatchet Lane Stonely St Neots PE19 5EG

Applicant: Mrs Ragoonanan

I refer to your application above received on 4 October 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition is **Refused**

Condition 4 - Biodiversity Method Statement
Condition Wording:
No development above slab level shall take place until a Biodiversity Method Statement which provides details of how the recommendations contained in the Preliminary Roost Appraisal received by the local planning authority on 13th May 2024 will be carried out has been submitted to and approved in writing by the Local Planning Authority. The details shall include but not be limited to; specification, location, timing, an implementation programme, maintenance, and monitoring. The development shall be carried out in accordance with the approved details.

Documents:
Biodiversity Method Statement prepared by Coloini + Lane received by the LPA on 4th October 2024

Conclusion:
Officers have reviewed the submitted information and conclude that the information submitted is not considered sufficient and acceptable to discharge condition 4 for the reasons below:
- Insufficient information has been provided about how the recommendations in the Preliminary Roost Appraisal will be carried out.
- Insufficient information has been provided about timing
- Insufficient information has been provided about implementation programme, with no information on when the bird box would be installed
- Insufficient information has been provided about maintenance
- Insufficient information has been provided about monitoring

Therefore Conditions 4 remains outstanding.

Yours sincerely

Date:

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse the approval of details required by condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

If an enforcement notice is or has been served relating to the same or substantially the same development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, OR within 12 weeks of the date of this notice, whichever period expires earlier.

The Secretary of State can allow a longer period for giving notice of an appeal, but they will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of the appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
Further details can be found on the .GOV.UK website (https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries).

Agent