Our Ref: 25/80186/COND
Your Ref: Fenstanton Village Hall Condi...

17 July 2025

Mr David Mead
The Planning Partnership
14 Hilton Road
Fenstanton
Huntingdon
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Dear Mr Mead

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

Proposal: Discharge of Condition 8 (Levels) of 25/00593/S73

Site address: Community Centre Crest Drive Fenstanton PE28 9BR

Your client: Fenstanton Village Hall Trust

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 Mead

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

Proposal: Discharge of Condition 8 (Levels) of 25/00593/S73

Site address: Community Centre Crest Drive Fenstanton PE28 9BR

Applicant: Fenstanton Village Hall Trust

I refer to your application above received on 16 June 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 8 - Levels
Condition wording: No development, except for site clearance, shall take place until details showing the finished floor levels of the proposed building in relation to the existing and proposed ground levels of the site and surrounding land has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.
Reason - To ensure that before any development commences the impact on the amenity of the area can be fully assessed and protected in accordance with Policies LP12 and LP14 of the Huntingdonshire Local Plan to 2036.

Submission:
Finished Floor Level Plan dwg 25/1003/C1 Rev A
Retaining Wall Plan dwg 25/1003/C5

The Community Centre building has a proposed FFL of 12.45m AOD, with a level access threshold from the Crest Drive footpath connection and the adjacent proposed car park. The agent has confirmed that no steps are proposed to the peripheral footpath that extends along the front, side and rear elevations of the building. As this path varies in height from

12.30m to 12.45m it is proposed that the change in levels will be achieved by ramps to comply with building regulations.

The submitted plan shows the land slopes steeply towards the southwest corner of the site towards the A1307 slip road, as a result the proposed levels have been raised to 12.12-12.49m, approximately 1.80m higher than existing ground levels. The ground levels to the rear of the proposed parking spaces to the northwest of the building have also been raised to 11.80-11.84m, approximately 0.46m - 1.16m higher than existing ground levels. Upon request of further information of retaining walls, the revised Finished Floor Level Plan (Rev A) confirms a section of retaining wall will be provided to the rear of 5 of the parking spaces, this is shown to measure 300mm high facing the back edge of the parking spaces and varies in height to the rear given the change in topography. The retaining wall would be constructed from Mersea Buff hand made bricks, matching the main facing brick of the community hall (as submitted under Condition 3 Materials - 25/80200/COND).

The proposed finished floor levels and ground levels are acceptable in the interests of amenity and in accordance with Policies LP12 and LP14 of the Huntingdonshire Local Plan to 2036. HDC's Urban Design Officer supports the discharge of condition 8.

Condition 8 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 sincerely



Clara Kerr
Chief Planning Officer
Date: 17 July 2025
Agent