70 St Mary Axe
London
EC3A 8BE
[redacted]

Our Ref – PD14549

[redacted]

Planning Development Control
Huntingdonshire District Council
Pathfinder House,
St Mary's Street
Huntingdon
PE29 3TN

25 April 2025

Dear Sir / Madam

KATE'S CABIN TRUCKSTOP, PETERBOROUGH, PE7 3UJ
SECTION 96(A) OF THE TOWN AND COUNTRY PLANNING ACT (AS AMENDED)
APPLICATION FOR A NON-MATERIAL AMENDMENT TO CONDITION 8 OF PLANNING PERMISSION: 23/00876/FUL

On behalf of Welcome Break Group Limited ("*the Applicant*"), please find enclosed an application ("*the Application*") for a Non-Material Amendment to Condition 8 of Planning Permission LPA Ref. 23/00876/FUL at Kate's Cabin Truckstop, Peterborough, PE7 3UJ ("*the Site*").

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 25 April 2025 (this letter);
- Application Forms and Certificates signed and dated 25 April 2025; and
- Planning Permission Ref: 23/00876/FUL.

The application has been submitted via the Planning Portal website (Reference: PP-13967670). The application fee of £298.00 has also 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."*

The decision was subject to 21 Conditions.

Condition 8 relates to archaeology. It states:

> *"No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme*

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A list of members names is available at the above address.

of investigation (WSI) which has been submitted to and approved in writing by the local planning authority. For land that is included within the WSI, no demolition/development shall commence other than under the provisions of the agreed WSI, which shall include:

a) The statement of significance and research objectives;

b) The programme and methodology of site investigation and recording and the nomination

of a competent person(s) or organisation to undertake the agreed works; and

c) The timetable for the field investigation as part of the development programme;

d) The programme and timetable for the analysis, publication & dissemination, and

deposition of resulting material.

Reason - This is a pre-commencement condition to ensure that before any demolition and/or development commences an appropriate archaeological investigation of the site has been submitted and thereafter implemented in accordance with that investigation in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036 and the National Planning Policy Framework 2023."

Separate Discharge of Condition applications have allowed for the discharge of the following elements of Condition 8 comprising:

- LPA Ref. 24/80350/COND approved a submitted Written Scheme of Investigation on 29'th of November 2024.
- LPA Ref. 25/80025/COND approved a submitted Evaluation Report on the 3'rd of March 2025.

PROPOSED NON-MATERIAL AMENDMENT

The application seeks a non-material amendment to Condition 8 of the development approved by the Planning Permission Ref: 23/00876/FUL to allow for on Site works to commence following the removal of physical archaeological features from in accordance with an agreed approach with the Council's Historic Environment Team prior to submission of this application.

A full report detailing all discoveries on Site will be provided to the Council upon its completion (anticipated to be circa 12 weeks).

The intended amendment to the Condition has been discussed and agreed with the Council's Historic Environment Team prior to the submission of this application. Given this agreement, it is considered that the proposed alteration to the Condition can be agreed expediently to enable an expedient start on Site upon removal of the archaeological features and not delayed significantly.

The proposed changes do not introduce any new considerations beyond those already assessed as part of the original application in respect of principle, the use or scale / amount of development approved or ecological matters.

SUMMARY AND CONCLUSIONS

This application seeks a non-material amendment to Condition 8 of Planning Permission: 23/00876/FUL to enable works to start on Site following the removal of archaeological features from the Site and during the period where the analysis, publication & dissemination, and deposition of resulting material is being prepared. The amendment to the Condition has been agreed with the Council's Historic Environment Team prior to submission of the application.

We trust that the enclosed information is in order and will enable validation of the Application in due course. However, please do not hesitate to contact [redacted] at this office should you require any additional information or wish to discuss this Application in further detail.

Yours sincerely,

[redacted]

Enc.