Our Ref: 24/80388/COND
Your Ref: resubmitted discharge of plan...

23 December 2024

Mr Tim Naylor
10A London Road
Yaxley, Peterborough
PE7 3NP
United Kingdom

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

www.huntingdonshire.gov.uk

Dear Mr Naylor

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

Proposal: Discharge of Conditions 1 (Date), 2 (Plans), 3 (No gates), 4 (Parking), 5 (Surface) and 6 (Access Drainage) of 21/00627/S73

Site address: 10A London Road Yaxley Peterborough PE7 3NP

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

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

01480 388424

www.huntingdonshire.gov.uk

Mr Tim Naylor
10A London Road
Yaxley, Peterborough
pe7 3np
United Kingdom

Our Ref: 24/80388/COND
Your Ref: resubmitted discharge of plan...

23rd December 2024

Dear Mr Naylor

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

Proposal: Discharge of Conditions 1 (Date), 2 (Plans), 3 (No gates), 4 (Parking), 5 (Surface) and 6 (Access Drainage) of 21/00627/S73

Site address: 10A London Road Yaxley Peterborough PE7 3NP

I refer to your application above received on 12 November 2024 and the plans, drawings and documents which form part of the application as described below.

Condition 1 - Before 07.06.2022
Condition - The development hereby permitted shall begin before 07.06.2022.

Condition 1 is a compliance condition and does not require the submission of additional information to the Local Planning Authority (LPA). Therefore, the LPA cannot discharge this condition.

Should the Applicant wish to seek confirmation as to whether the development started in the prescribed time from the Local Planning Authority, the Applicant may apply for a Certificate of Lawful Development which will allow the LPA to review the site and legislation and provide a formal written response.

Condition 2 - Plans listed in table above
Condition - The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

Condition 2 is a compliance condition and does not require the submission of additional information to the Local Planning Authority (LPA). Therefore, the LPA cannot discharge this condition and it remains for the development to be carried out in accordance with the approved details.

Condition 3 - No gates
Condition - Notwithstanding the provision of Class A, Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Condition 3 is a compliance condition and does not require the submission of additional information to the Local Planning Authority (LPA). Therefore, the LPA cannot discharge this condition and it remains for the development to be carried out in accordance with the approved details.

Condition 4 - Parking
Condition - Prior to the first occupation of the dwelling hereby approved, the proposed on-site parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that specific use.

Condition 4 is a compliance condition and does not require the submission of additional information to the Local Planning Authority (LPA). Therefore, the LPA cannot discharge this condition and it remains for the development to be carried out in accordance with the approved details.

Condition 5 - Surface
Condition - A metalled surface shall be provided for a minimum distance of 5m along the access from its junction with the public highway.

Condition 5 is a compliance condition and does not require the submission of additional information to the Local Planning Authority (LPA). Therefore, the LPA cannot discharge this condition and it remains for the development to be carried out in accordance with the approved details.

Condition 6 - Access Drainage
Condition - The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway.

Condition 6 is a compliance condition and does not require the submission of additional information to the Local Planning Authority (LPA). Therefore, the LPA cannot discharge this condition and it remains for the development to be carried out in accordance with the approved details.

Yours sincerely

C. Kerr

Clara Kerr
Chief Planning Officer
Date: 23 December 2024