Our Ref: 25/80081/COND

1 May 2025

Mr Martin England
39 High Street
Warboys
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PE28 2TA

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Dear Sir/Madam

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

Proposal: Discharge of Conditions 3 (Materials),4 (Material Sample), 5 (Landscaping), 6 (Biodiversity Enhancement) and 10 (External Lighting) for 24/00653/FUL

Site address: Homeleigh Farm High Street Pidley Huntingdon

Your client: Mr Robert Johnson

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning condition.

Yours faithfully

Clara Kerr
Chief Planning Officer

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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1st May 2025

Dear Sir/Madam

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

Proposal: Discharge of Conditions 3 (Materials),4 (Material Sample), 5 (Landscaping), 6 (Biodiversity Enhancement) and 10 (External Lighting) for 24/00653/FUL

Site address: Homeleigh Farm High Street Pidley Huntingdon

Applicant: Mr Robert Johnson

I refer to your application above received on 12 March 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 3 - Materials
Condition 3 (Materials) wording: Notwithstanding the submitted details, no development shall take place above slab level, other than demolition, until full details of the materials to be used in the construction of the development including but not limited to, bricks, cladding, render, roofing material, doors, windows, rainwater goods, flues and vents have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Submitted documents/drawings/samples:
o Materials schedule dated 17/2/25.

The Conservation Officer was consulted as part of the application and raises no objection with the submitted materials samples. The Officer considers the materials appropriate given the dwelling permitted is sited in the setting of a grade II listed building (The Drive, Pidley).

The submitted brick sample is an acceptable match to historic Buff bricks used in the locality. The proposed slate is fibre cement rather than natural, but this should not impact views of

the site from neighbouring listed properties. The windows will be uPVC as per the application form.

The submitted details are therefore considered appropriate within the setting of a listed building and would not detract from the character and appearance of the area in accordance with Policies LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

Condition 3 is therefore discharged in full.

Condition 4 - Material Sample
Condition 4 (Material Sample) wording: No works shall commence, until a sample of the proposed brick and rooftile for use in the construction of the works hereby approved, has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Submitted documents/drawings/samples:
o Seville buff drag faced bricks- detailed in the submitted materials schedule dated 17/2/25.
o Riverdale grey slates roof tile. - detailed in the submitted materials schedule dated 17/2/25.

The Conservation Officer was consulted as part of the application and raises no objection with the submitted materials samples. The Officer considers the materials appropriate given the dwelling permitted is sited in the setting of a grade II listed building (The Drive, Pidley).

Th submitted brick sample is an acceptable match to historic Buff bricks used in the locality. The proposed slate is fibre cement rather than natural, but this should not impact views of the site from neighbouring listed properties. The submitted details are therefore considered appropriate within the setting of a listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.

Condition 4 is therefore discharged in full.

Condition 5 - Landscaping
Condition 5 (Landscaping) wording: Notwithstanding the submitted details, no development above slab level shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
(a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
(b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;
(c) a hard landscaping plan, indicating location, manufacturer, type, colour and size;

Submitted documents/drawings:
o Hard and soft Landscaping Plan (dwg red 2165/4 A) received by the LPA 12/03/2025
o Landscape details received by the LPA 12/03/2025

The submitted details accord with the wording of the condition.

The submitted landscaping plan demonstrates that the majority of existing landscaping will be retained as part of the proposals. Bat friendly and native planting is proposed and considered acceptable. A small section of 1.8m high close board fencing is proposed to secure privacy.

In regard to hard surfaces, gravel would be used for the parking and rotating area to the front of the property and Marshalls Richmond Smooth Natural Paving Slabs are proposed to the rear of the dwelling. The hard landscape materials proposed are acceptable.

The submitted landscape details ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP30 of the Huntingdonshire Local Plan to 2036.

Condition 5 is therefore discharged in full.

Condition 6 - Biodiversity Enhancement
Condition 6 (Biodiversity Method Statement) 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 Ecological Appraisal (dated February 2024) Nocturnal Bat Roost Survey Report (dated September 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.

Submitted documents/drawings:
- Biodiversity Method Statement received by the LPA 12/03/2025
- Hard and soft Landscaping Plan (dwg red 2165/4 A) received by the LPA 12/03/2025
- Landscape details received by the LPA 12/03/2025

The Bat Survey submitted during the full application recommended Trees, scrub and flowerbeds are to be retained, vegetation clearance to take place between October and March and the PEA recommended dialogue is maintained with an ecologist during the project.
The submitted details confirm the removal of three trees was undertaken in January 2025 and outside of the nesting/roosting period. The submitted landscape plan demonstrates that the majority of existing vegetation is to be retained and enhanced. The document also states liaison with an ecologist is to take place during the demolition of the former dwelling house to confirm no presents of bats within the building.

The submitted details ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP30 of the Huntingdonshire Local Plan to 2036.

Condition 6 is therefore discharged in full.

Condition 10 - External Lighting
No external lighting shall be provided or installed until details of a lighting scheme have been submitted to and approved in writing by the Local Planning Authority. The lighting scheme will follow guidelines from the Bat Conservation Trust and ILP (Institute of Lighting Professionals) - "Guidance Note 08/23: Bats and Artificial Lighting at Night". The scheme shall include but not be limited to the following:
(a) Lighting position.
(b) Luminaire source type (e.g., LED, fluorescent etc.).

(c) Lighting colour (Kelvin).
(d) Lighting direction and height.
(e) Baffles, hood and louvres if used.
(f) Timer length for security lights on motions sensors.
The development shall be carried out in accordance with the approved scheme before the development to which it relates is occupied or the use commenced and retained as such.

Submitted Documentation/drawings:
*Lighting Schedule Received by the LPA 26/04/2025
*Lighting Location Floor Plan Received by the LPA 26/04/2025
*Lighting Location Elevation Plan Received by the LPA 26/04/2025

The submitted information accords with the wording of the condition.
The external lighting would either be directed to the ground or to the east and be manually operated. The lighting would be a warm light with 2700 Kelvin or lower. These are suitable external lighting types and would be located in appropriately on the site. The submitted external lighting scheme ensures the conservation and enhancement of on-site biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Condition 10 is therefore discharged in full.

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 faithfully



Clara Kerr
Chief Planning Officer
Date: 1 May 2025
Agent