Our Ref: 25/80003/COND
Your Ref: Spillers Yard - Discharge Pla...

18 March 2025

Ms Rebecca Keeling
Spillers Yard
Raunds Road
Keyston
PE28 0RH

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Dear Ms Keeling

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition

Proposal: Discharge of condition 5 (Arboricultural Requirements) of 24/00686/FUL

Site address: Spillers Yard Raunds Road Keyston Huntingdon

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
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Ms Rebecca Keeling
Spillers Yard
Raunds Road
Keyston
PE28 0RH
United Kingdom

Our Ref: 25/80003/COND
Your Ref: Spillers Yard - Discharge Pla...

18th March 2025

Dear Ms Keeling

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

Proposal: Discharge of condition 5 (Arboricultural Requirements) of 24/00686/FUL

Site address: Spillers Yard Raunds Road Keyston Huntingdon

I refer to your application above received on 7 January 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition is Approved:

Condition 5 - Arboricultural Requirements
Condition wording:
"No development, demolition, clearance or preparatory operations (including excavations and archaeology), hereafter referred to as "the works", shall commence on site in connection with the development hereby approved, until an Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement have been submitted to, and approved in writing by the Local Planning Authority. The approved Tree Protection Plan shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works, be retained intact for the duration of the construction works and only be removed or altered with the prior written approval of the Local Planning Authority. The development shall be undertaken in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Any trees, shrubs or hedges covered by the agreed protection measures, which die or become severely damaged either from natural causes or as a result of the construction works; during the construction works or within five years from the completion of the construction works, shall be replaced with trees, shrubs or hedge plants of similar size and species, unless otherwise agreed in writing with the Local Planning Authority. Replacement planting to be undertaken by the end of the next available planting season.

Reason - This is a pre-commencement condition to ensure that initial site operations do not harm any trees, shrubs and hedges to be retained on and adjacent to the site (and if necessary their replacement) in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036."

Submitted documents/Drawings:
Tree Protection Scheme ref: P4200-TPS01 V1 prepared by Ligna Consultancy dated 19th December 2024 received on the 7th January 2025
Arboricultural Impact Assessment ref: P4200-AIA01 V1 prepared by Ligna Consultancy dated 19th December 2024 received on the 7th January 2025

Assessment:
The submitted documents have been reviewed by the Arboricultural Officer, who has confirmed that the details are acceptable, as requested under Condition 5 of planning application 24/00686/FUL, to ensure that initial site operations do not harm any trees, shrubs and hedges to be retained on and adjacent to the site (and if necessary their replacement) in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036. This condition is pre-commencement to ensure that site operations do not harm any trees, shrubs and hedges to be retained on and adjacent to the site.

Condition 5 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 sincerely

C. Kerr

Clara Kerr
Chief Planning Officer
Date: 18 March 2025