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01/11/2024
Huntingdonshire District Council
Pathfinder House,
St Mary's Street,
Huntingdon,
PE29 3TN

Reference Number:
23/00211/FUL

Proposal:
Residential development for two family dwellings on the site of a large barn.

Site address:
Land Adjacent To Thorns Farm
Hamerton Road, Alconbury Weston

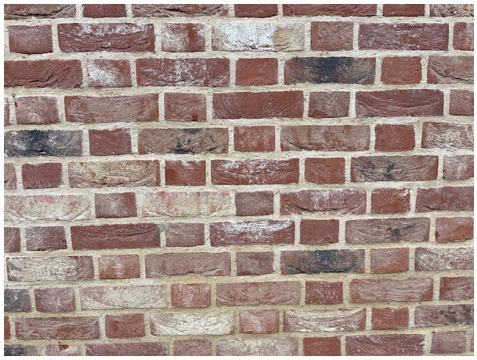
Applicant:
Richard Steele
Director
Ashbeach Homes Ltd

I refer to the above and your decision notice dated 24th August 2023 regarding the notice of approval with conditions.

Please find our responses below in bold:

3. No development above slab level shall take place until details of the external materials to be used have been submitted to and approved in writing by the Local Planning Authority.
   i. A plan showing the disposition of materials.
   Please refer to drawing AW elevation 1
   ii. A brick panel of 1m2 erected on site illustrating the brick, brick bond and mortar colour.
   To be provided on site. See details overleaf.
   iii. Details of type, colour and texture of all materials to be used for the roof of the buildings.
   See details overleaf.
   iv. Details of rainwater goods including colour.
   See details overleaf.
   v. Details and materials (including colour) for the construction of doors, windows, soffits, facias and verge details.
   For windows, please refer to Liniar Specification Guide, pg. 30/31 tilt & turn windows, colour RAL 7016 Anthracite. & op - windows
   For doors, please refer to:
   Survey Sheet - Ashbeach 1 - 18-10-2024
   Position Drawing - bifold doors
   No fascias/ soffits specified, verges to be wet finish (mortar).

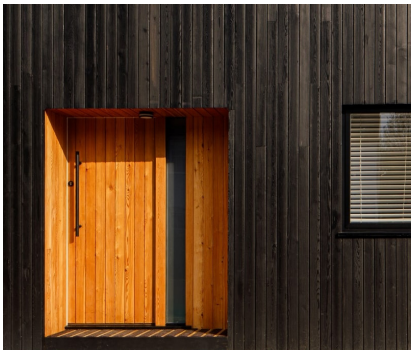
Brick type 1:
https://www.vandersanden.com/en-uk/products-and-solutions/flemish-antique



Brick type 2:
https://www.traditionalbrickandstone.co.uk/bricks/teversham-mixture



Timber cladding (Siberian substituted with Canadian larch):
https://millworks.co.uk/siberian-larch-cladding/#iLightbox[image_carousel_1]/2



Roofing:
https://www.russellrooftiles.com/product/commercial-range/grampian/

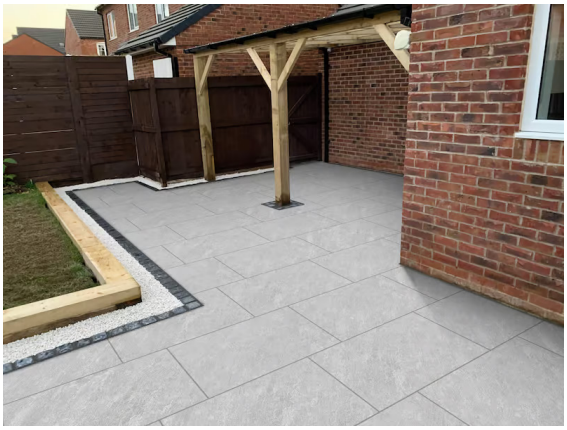


Galvanised steel rainwater goods:



5. No development above slab level shall take place in connection with the development hereby approved until full details of:
   i. Hard landscape works, to include but not be limited to, full details of boundary treatments (including the position, height, design, material) to be erected and paved surfaces (including manufacturer, type, colour and size);
   ii. Soft landscape works, to include planting plans (which show the relationship to all underground services and the drainage layout), written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants noting species, plant sizes, proposed numbers and densities, tree pit details (where appropriate) including,but not limited to, locations, soil volume in cubic metres, cross sections and dimensions;
   iii. Full details of landscape maintenance regimes;
   iv. An implementation programme for the landscape works; have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in full in accordance with the approved details. Any trees or plants which are planted in connection with the approved soft landscape details which within a period of five years from planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of the same size and species as those originally approved.
   Please see attached landscaping plan: 2024_09_05_Thorn Farm_Alconbury Weston_Landscape Layout_001_RevAcolour

Paving:
https://primethorpepaving.co.uk/products/quartz-light-grey-porcelain-paving-slabs-900mm-x-600mm?variant=44123557626085



8. No development above slab level shall take place until a detailed Biodiversity Enhancement scheme 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.
   Please see attached Biodiversity Enhancement scheme, ref.

SE2436

9. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (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.
   To be discharged in a separate application.

10. The access shall be a minimum width of 5m, for a minimum distance of 10m measured from the near edge of the highway carriageway.
   Noted

11. Prior to the first occupation of the development sufficient space shall be provided within the site to enable vehicles to:
   a) Enter, turn and leave the site in forward gear
   b) Park clear of the public highway
   The area shall be levelled, surfaced and drained and thereafter retained for that specific use
   Noted

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

13. Prior to the first occupation of the development (or prior to the commencement of the first use) the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.
   Noted

14. Prior to the first occupation of the development (or prior to the commencement of the proposed use) visibility splays shall be provided each side of the vehicular access. Minimum dimensions to secure the required splays shall be 2.4m, measured along the centre line of the proposed access from its junction with the channel line of the highway carriageway, and 43m in a south easterly direction and 215m in a north westerly direction, measured along the channel line of the highway carriageway from the centre line of the proposed access. The splays shall be thereafter maintained free from any obstruction exceeding 0.6m above the level of the highway carriageway.
   Noted

15. The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.
   Please see attached drawings/ calculations attached, ref. 3356

18. Prior to the occupation of the development hereby permitted, full details of cycle and bin stores shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to occupation of the development.
   See below details:

Bike store:
https://www.wickes.co.uk/Rowlinson-Overlap-Timber-Wallstore-Bike-Store/p/300301?msclkid=948426ea254a188d1d8241ef7eb7a0ca&utm_source=bing&utm_medium=cpc&utm_campaign=Bing%20Shopping%20-%20All%20Products&utm_term=4574655588038313&utm_content=All%20Products



Bin store:
https://www.robertdyas.co.uk/rowlinson-triple-bin-store?msclkid=788f4fe7bca01fadd58e28e2e76f40a5&utm_source=bing&utm_medium=cpc&utm_campaign=Performance%20Max%20-%20Test%20-%20High%20Margin&utm_term=2323130630904221&utm_content=High%20Delivered%20Margin



I trust this clarifies the outstanding conditions.

We look forward to hearing from you.

Thomas Mann
Director

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Director

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