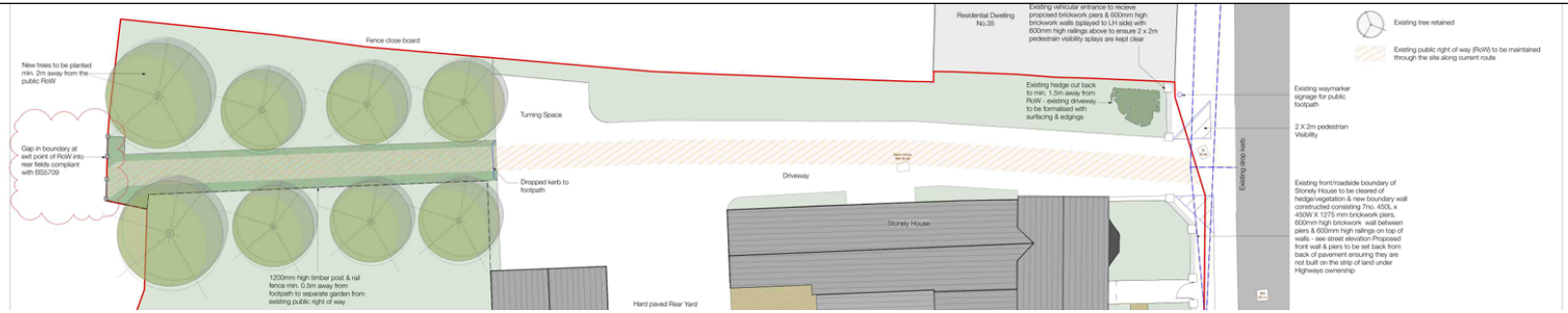
Urban Design Forum
AGENDA
DATE 10.03.025
Please fill in DM officer name, ref, address of case
DM Admin – Please save to anite and route to applicable officer as 'COMMENT'

Officer/Case	Site Constraints – FZ, CA, LB, TPO's, Related Apps?	Actions agreed	UD Officer
25/80051/COND Stonely House 37 - 41 Main Road Stonely	LBC	Discharge of conditions 6 (landscaping), 8 (archaeology), 9 (foul and surface water), 10 (biodiversity enhancements) and 15 (bin and bike stores) of 22/00793/FUL **<u>Condition 6. Landscaping</u>** *No development above slab level shall take place in connection with the development hereby approved until full details of:* • *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);* • *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;* • *Full details of landscape maintenance regimes;* • *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.* <u>Submitted information:</u> • S667-DC-01B Proposed Hard and Soft Landscaping Plan <u>Comments:</u> *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);* The approved Site Plan 04 Rev B illustrated a retained Public Right of Way, Public Footpath 7 Kimbolton, along the northern side of Stonely House within its current location, extract and site photos below.	**AW**







Furthermore, the Decision Notice under Note to applicant 24, stated:

o Public Footpath No. 7, Kimbolton must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).

o Public Footpath No. 7, Kimbolton must not be used to access the development site unless the applicant is sure they have lawful authority to do so (it is an offence under S34 of the Road Traffic Act 1988 to drive on a Public Footpath without lawful authority)

o No alteration to the footpath's surface is permitted without our consent (it is an offence to damage the surface of a public footpath under s 1 of the Criminal Damage Act 1971).

o Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of Way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).

o The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1). o Members of the public on foot have the dominant right of passage along the public footpath; private vehicular users must 'give way' to them

o The Highways Authority has a duty to maintain Public Rights of Way in such a state as to be suitable for its intended use. (S41 Highways Act 1980 and S66 Wildlife & Countryside Act 1981). If the surface of the footpath is damaged as a result of increased motorised vehicle

usage, the Highways Authority is only liable to maintain it to a footpath standard. Those with private vehicular rights will therefore be liable for making good the surface of the Public Right of Way.

Furthermore, the applicant may be required to temporarily close public rights of way whilst construction work is ongoing. Temporary Traffic Regulation Orders (TTROs) are processed by the County Council's Street Works Team and further information regarding this can be found on the County Council's website at https://www.cambridgeshire.gov.uk/residents/travel-roads-and parking/roads-and-pathways/highway-licences-and-permits/.

The proposed Hard and Soft Landscaping Plan does not incorporate the retention of the Public Right of Way as required – has this been agreed with the CCC Public Rights of Way team?

Details of existing boundaries to the north of Stonely House, and southern boundary of the proposed new dwelling are not provided and must be specified.

It is noted that the boundary treatments between the listed building and the new plot is a 1.8m high brick wall, and brick walls to the frontage of the LB and brick piers to the front of the new plot are shown on the approved plans (Proposed Site Plan drawing 04B, and Street Elevation drawing 12).

The proposed Hard and Soft Landscaping Plan note that the 1.8m wall will be in TBS Mystique brick, but not details of the bricks for the front boundary wall to the LB, or the brick piers to the new dwelling are proposed. Having liaised with Conservation I understand that the approved brick for the new dwelling is TBS Original Gault Blend. It is therefore recommended that all brick walls are constructed in TBS Original Gault Blend to match. The Hard and Soft Landscaping Plan should be updated accordingly.

No objection to the proposed palette of hard surfacing.

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.*

Soft landscaping, landscape maintenance and implementation programme – I defer to landscape colleagues but would recommend that a native hedge be used to the front of the new dwelling and along the western boundary of both plots to supplement the post and rail fence given the adjacent countryside location.

Recommendation – do not support the discharge of this condition, seek further information / amendments as above.

		Condition 8. Archaeology – defer to CCC Archaeology Condition 9. Foul and surface water – defer to Anglian Water and LLFA Condition 10. Biodiversity enhancement – defer to ecology / landscape colleagues **Condition 15. Bin and Bike Stores** *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.* Submitted information: • S667-DC-04 Proposed Bin and Cycle Store Details Comments: Stonely House with its extensions and the new dwelling are both 5 bed dwellings. Policy LP17 requires cycle provision at 1 space per bedroom. Only 4 spaces per dwelling are proposed within a wood structure located to the rear of each garage block. Both properties contains generous areas of hardstanding for vehicles without the reliance on the garage as a dedicated parking space and as such it is therefore recommended that the additional cycle parking space be provided in the garage associated with each property. Bins are proposed to be sited within a light weight wooden structure. There is no objections to the design, however there is concern that the location of the bin store for Stonely House will clash with the windows of the pantry and study, it is therefore recommended that this be sited within the rear yard adjacent to the boundary wall. The proposed location of the bin store for the new dwelling will be prominent on along the driveway, again it is recommended that this be located to the side of the garage. **Recommendation – do not support the discharge of this condition, seek further information / amendments as above.**	
25/80052/COND Stonely House 37 - 41 Main Road Stonely		Discharge of conditions 3 (Materials),4 (Materials – sample brick panel) and 5 (Openings) of 22/00793/FUL I note that my Conservation colleague Nick Armour has reviewed and commented on conditions 3, 4 and 5 (dated 25.02.2025), and therefore I defer to the comments made.	**AW**

For PENQS: The above comments represent informal officer views and are therefore without prejudice to the determination of any planning application should one be submitted. Furthermore the views expressed will not bind the decision of Members should a planning application be submitted, nor prejudice the formal decision making process of the council.