Our Ref: 25/80082/COND
Your Ref: Thorn Farm, Alconbury Weston ...

4 April 2025

Mr Marcus Vanner
TMV Architects
The Repeater Station
London Road
Norman Cross
Peterborough
PE7 3TB

Pathfinder House, St Mary's Street
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Dear Mr Vanner

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

Proposal: Discharge of Condition 9 (Gates) for 23/00211/FUL

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

Your client: Mr Richard Steele

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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4th April 2025

Dear Mr Vanner

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

Proposal: Discharge of Condition 9 (Gates) for 23/00211/FUL

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

Applicant: Mr Richard Steele Ashbeach Homes Ltd

I refer to your application above received on 13 March 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 9 - Gates
Condition 9 of 23/00211/FUL Wording:

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.

Reason: In the interests of highway safety.

Submitted Documents/Drawings:
-Dwg: 004 Rev A, titled "Proposed Site Plan" by TMV Architects, dated 16.12.24 received by the Local Planning Authority on 13th March 2025.
-Dwg: 050 Rev A, titled "Proposed Gates" by TMV Architects, dated 25.2.25 received by the Local Planning Authority on 13th March 2025.
-Emails from Applicant confirming gates to be sliding and opening inwards received by the Local Planning Authority on 13th April 2025.

Assessment:

The Cambridgeshire County Councils Highways Team have considered the submitted documentation and have commented:

"Following a review of the documents provided as part of the above discharge of conditions the Local Highway Authority offers no objection to the position of the gates as shown on drawing number 004 as they are set back at least 5m from the near edge of the highway carriageway.

There seems to be a discrepancy between the image in the cover letter which shows double swing gates and drawing number 050 which shows electric sliding gates. The Highways Authority is satisfied if the gates are either hung to open inwards or are sliding. "

Following this comment the applicant confirmed in an email on 3.4.25 that the gates would be sliding and opening inwards.

Having regard to the submitted information it is considered that the submission requirements of the condition have been complied with in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

Conclusion:

The details submitted relating to Condition 9 of planning approval reference 23/01024/FUL - received by the Local Planning Authority on 13th March 2025 and 3rd April 2025 are acceptable to the Local Planning Authority and comply with the submission requirements of the condition. Condition 9 is therefore discharged. It remains for the works to be carried out in accordance with the approved details.

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: 4 April 2025
Agent