Huntingdonshire
DISTRICT COUNCIL

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The Design Partnership (Ely) Ltd. FAO Mr R Constant
Claremont House
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Our Ref: 15/80126/COND
Your Ref: RAMSEY ROAD WARBOYS

23rd November 2015

Dear Sir/Madam

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

Proposal: Condition information for 1400010FUL - C3, C4, C7, C8, C9, C10, C11, C13, C19, C20

Site address: Land west of 94 Ramsey Road Warboys

Applicant: Mr Adrian Bishop

I refer to your application above received on 27 May 2015.

I have set out below the Council's formal decision on each of the details submitted pursuant to the conditions.

Condition 1. Time limit.

Condition 2. Development in accordance with approved plans.

Condition 3. Materials.
The materials as per the Materials Schedule are acceptable. **This condition is hereby discharged subject to implementation.**

Condition 4. Hard and Soft Landscaping.
Chris Thompson has reviewed the information submitted and has confirmed that the information is acceptable. **This condition is hereby discharged subject to implementation.**

Condition 5. Hard and soft landscape works approved in accordance with condition 4 above shall be carried out in accordance with the approved details.

Condition 6. All planted materials approved under condition 4 shall be maintained for five years and any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are seriously damaged or become diseased in that time shall be replaced by the end of the following planting season with others of similar size and species to those originally required to be planted unless any variations are agreed by the Local Planning Authority.

Condition 7. Construction Method Statement
Chris Thompson has reviewed the information submitted and has confirmed that the information is acceptable. **This condition is hereby discharged subject to implementation.**

Condition 8. Levels.
I refer to the submitted External Works General Arrangement Plan ref; CL-100 P1. The site levels are noted and the finished floor levels (FFL) are considered to be acceptable. **This condition is hereby discharged, subject to implementation.**

Condition 9. Gated pedestrian path running between the side elevations of the semi-detached bungalows (plots 6 and 7).
I refer to the submitted Fencing Plan ref; CB-634-02 Rev A received 11th June 2015. **This is acceptable and this condition is hereby discharged, subject to implementation.**

Condition10. Archaeology.
On 13th July 2015, CCC Archaeology confirmed that they had received and approved a draft report in April and that they had recently received the full copy.
The condition can now be discharged as no further work is required.

Condition11. Surface Water Drainage scheme. **This will be subject of a separate letter.**

Condition12. No development shall commence on site until the trees and hedgerows shown as being retained on the approved drawings have been protected in accordance with drawing no. 2474.TPP.

Condition13. Tree Protection.
Plans: 2474 AIA and 2474 TPP
Document: Tree Survey, A.I.A. Report and Arboricultural Method Statement 2474 AIA Warboys
These details are acceptable and this condition is hereby discharged subject to implementation.

Condition14. Construction of road and footways.

Condition15. Visibility splays.

Condition16. 7.5m radius kerbs.

Condition17. Provision of on-site parking, servicing and turning areas.

Condition18. Site clearance of vegetation shall be cleared from the site between 1st March and 31st August.

Condition19. Ecology survey.
Reptile survey was carried out by Wild Frontier. None were found.
This condition is hereby discharged.

Condition20. Notwithstanding the approved drawings, no development shall commence until a scheme for the gating of the on-site footpath shown on drawing CB-634-P01 revision B, as running along the rear boundaries of plots 1-4 at the point it reaches the Ramsey Road highway footway, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall show the position, height and appearance of the gate. The footpath shall be gated in accordance with the approved scheme before any dwelling is first occupied or in accordance with an alternative timetable to be agreed in writing by the Local Planning Authority.
I refer to the submitted Fencing Plan ref; CB-634-02 Rev A received 11th June 2015. This does not satisfy the requirements of the condition. Further details are required.

I trust that this information is of assistance to you. Should you wish to discuss this matter further then please contact Ms Dallas Owen, on Direct Dial (01480) 388468.

Yours faithfully



APC Ms Dallas Owen
Development Management Officer