Our Ref: 25/80157/COND
Your Ref: 1 field cottage DOC

15 July 2025

Mr Stephen Connell
GC Planning Partnership Ltd
Bedford I Lab
Priory Business Park
Stannard Way
Bedford
MK44 3RZ

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Dear Mr Connell

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

Proposal: Discharge of Conditions 3 (Materials), 4 (Hard & Soft Landscaping), 5 (Biodiversity Enhancement), 6 (Bin Storage) and 15 (Biodiversity Net Gain) of 24/02022/FUL

Site address: Land At Rear Of 1 Field Cottage Road Eaton Socon

Your client: Mr M Hicks

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
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Dear Mr Connell

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

Proposal: Discharge of Conditions 3 (Materials), 4 (Hard & Soft Landscaping), 5 (Biodiversity Enhancement), 6 (Bin Storage) and 15 (Biodiversity Net Gain) of 24/02022/FUL

Site address: Land At Rear Of 1 Field Cottage Road Eaton Socon

Applicant: Mr M Hicks Asharry Ltd

I refer to your application above received on 21 May 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s

Condition 3 - Materials
No development shall take place above slab level, other than demolition, until details of all external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

Documents/Drawings:
Proposed Plans, Elevations and Block Plan ref: JLG859/NB/03 Rev C with materials details received by the Local Planning Authority on the 18th June 2025

Assessment:

The submitted document has been assessed. The following details are considered to be acceptable to ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

Facing Brickwork - Solus Brick Range - Carsington Cream
Windows - White uPVC
Roof tiles - BMI Redland Duo-plain - Rustic Brown
RW Goods - Black plastic
Fascia and soffits - white uPVC - pointed verge
Front door - Black composite
French doors - White uPVC

Conclusion:
Condition 3, is therefore discharged.

Condition 4 - Hard & Soft Landscaping
Notwithstanding the submitted details, no development above slab level shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

(a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
(b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;
(c) a hard landscaping plan, indicating location, manufacturer, type, colour and size;

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

Submitted documents/Drawings:
Site Layout Plan ref: JLG859/NB/01 Rev F received by the Local Planning Authority on the 23rd June 2025

Assessment:
The submitted document has been reviewed and are considered acceptable, as requested under Condition 4 (Hard and Soft Landscaping) of planning application 24/02022/FUL, to ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036. It is noted that the garden area is to be laid to lawn with new hedgerow to the front of the property, trees retained to the northern side boundary and Marshalls Tegula Brindle block paving within the site. Close boarded fencing is accepted as the boundary treatment to the northern, southern and easatern boundaries. These are considered acceptable for the size and location of the development.

Conclusion:
Condition 4, is therefore discharged.

Condition 5 - Biodiversity Enhancement
No development above slab level shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

Reason: To conserve and enhance ecological interests in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Submitted documents/Drawings:
Ecological Appraisal dated 12th September 2024 prepared by Cherryfield Ecology received by the Local Planning Authority on the 21st May 2025
Site Layout Plan ref: JLG859/NB/01 Rev F received by the Local Planning Authority on the 23rd June 2025

Assessment:
The submitted documents have been reviewed and is considered acceptable, as requested under Condition 5 (Biodiversity Enhancement) of planning application 24/02022/FUL, to conserve and enhance ecological interests in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036. The submitted ecological enhancement proposals are for a bat tube, 2 Robin boxes and 2 Songbird boxes to the northern elevation, a bee nest box to the face south, and an insect house to the rear of the back garden. Given the nature of the site and its surroundings, it is considered that the proposal presents an appropriate level of ecological enhancement.

Conclusion:
Condition 5, is therefore discharged.

Condition 6 - Bin Storage
No development above slab level shall commence, until details of the provision for bin stores for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include, siting, means of enclosure, appearance and materials where appropriate. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained and only used as such.

Reason: To ensure appropriate provision for the secure storage of bins in accordance with Policy LP12 the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Submitted documents/Drawings:
Bin storage details received by the Local Planning Authority on the 24th June 2025

Assessment:
The submitted document has been reviewed and is considered acceptable, as requested under Condition 6 (Bin Storage of planning application 24/02022/FUL, to ensure appropriate provision for the secure storage of bins in accordance with Policy LP12 the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Conclusion:
Condition 6, is therefore discharged.

Condition 15 - Biodiversity Net Gain
Development may not be begun unless:
(a) a biodiversity gain plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

Reason: To ensure compliance with Schedule 7A of the Environment Act 2021.

Submitted documents/Drawings:
Biological Impact Assessment dated 31st January 2025 prepared by Cherryfield Ecology received by the Local Planning Authority on the 21st May 2025
Biodiversity Unit Purchase Certificate received by the Local Planning Authority on the 21st May 2025
Unit Purchase Amendment Letter received by the Local Planning Authority on the 21st May 2025
Biodiversity Gain Plan received by the Local Planning Authority on the 21st May 2025
River Condition Assessment received by the Local Planning Authority on the 21st May 2025
BNG (Excel Metric) received by the Local Planning Authority on the 21st May 2025

Assessment:
The submitted documents have been reviewed and is considered acceptable, as requested under Condition 15 (Biodiversity Net Gain Plan) of planning application 24/02022/FUL, to ensure compliance with Schedule 7A of the Environment Act 2021. It is noted that the Biodiversity Gain Plan Template issued by the Government has been completed and the off-site credits have been purchased, in accordance with Government guidance. In addition, the level of credits were approved during the determination of the 24/02022/FUL application.

Conclusion:
Condition 15, is therefore discharged.

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



Clara Kerr
Chief Planning Officer
Date: 15 July 2025
Agent