Our Ref: 24/80393/COND
Your Ref: 1890 Wintringham DOC Applicat...

8 January 2025

Saunders Boston
Saunders Boston Ltd
119 Newmarket Road
Cambridge
CB5 8HA

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk
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Dear Sir/Madam

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

Proposal: Discharge of Condition 8 (Tree pit details) of 22/01003/REM.

Site address: Wintringham Park Cambridge Road St Neots

Your client: Mr James Browning

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning condition.

Yours faithfully

Clara Kerr
Chief Planning Officer

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8th January 2025

Dear Sir/Madam

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

Proposal: Discharge of Condition 8 (Tree pit details) of 22/01003/REM.

Site address: Wintringham Park Cambridge Road St Neots

Applicant: Mr James Browning Lodge Park Ltd

I refer to your application above received on 14 November 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition is APPROVED

Condition 8 - Tree pit details
Condition wording:
Notwithstanding the details shown on the 'Landscape Specification and Details' plan drawing reference 2580-LLA-ZZ-00-DR-L-0301 Rev P03 and the 'Landscape Masterplan' drawing reference 2580-LLA-ZZ-00-DR-L-0001 Rev P07, no development shall commence in relation to the proposed parking areas across the site that contain trees until alternative details of tree pits located in between car parking spaces have been submitted to and approved in writing by the Local Planning Authority. The details shall include a dimensioned cross section drawing showing the construction elements of the pit, surrounding hard landscaping, the existing ground level, and the soil volume in cubic metres that each pit shall provide. The tree pits shall be constructed in accordance with the approved details.

Reason - To ensure that tree pit details are considered in respect of all underground services to ensure the long term health and growth to maturity of trees planted in predominantly hard surfaced areas in the interests of visual amenity and to enhance the character and appearance of the site in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

Approved documents / drawings:
*Tree Pits Location Plan - Sheet 1 of 5, drawing reference 1261-EML-XX-XX-DR-D-L01, received on 14 November 2024.
*Tree Pits Detail - Sheet 2 of 5, drawing reference 1261-EML-XX-XX-DR-D-L02, received on 14 November 2024.
*Tree Pits Detail - Sheet 3 of 5, drawing reference 1261-EML-XX-XX-DR-D-L03, received on 14 November 2024.
*Tree Pits Detail - Sheet 4 of 5, drawing reference 1261-EML-XX-XX-DR-D-L04, received on 14 November 2024.
*Tree Pits Detail - Sheet 5 of 5, drawing reference 1261-EML-XX-XX-DR-D-L05, received on 14 November 2024.

Assessment:
The HDC Landscaping officer has reviewed the submitted details and confirmed that there are no objections to the discharge of this condition, noting that the soil volumes for the tree pit details are considered to be adequate.

Having regard to the consultee comments it is considered that the details of the tree pits in between car parking spaces are acceptable.

Conclusion:
The details submitted relating to Condition 8 are acceptable to the Local Planning Authority and complies with the submission requirements of the condition. The development shall be undertaken in full accordance with the approved details. Condition 8 can be considered discharged upon completion of the works in accordance with the approved details.

Yours faithfully



Clara Kerr
Chief Planning Officer
Date: 8 January 2025