Our Ref: 22/80314/COND
Portal Ref: PP-11537993

7 September 2023

Sam Barker (Harris Irwin Architects)
Aske Stables
Aske
Richmond
DL10 5HG

Pathfinder House, St Mary's Street
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Dear Sir/Madam

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

Proposal: Discharge of conditions 6 (Landscaping), 8 (Materials), 10 (Cycle Storage Details), and 18 (Scheme re Closure of Exist. Access) of 21/01078/FUL

Site address: Ringshill Residence Sallowbush Road Huntingdon

Your client: Mr Martin Pearce (Tomlinsons)

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

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

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Sam Barker (Harris Irwin Architects)
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Our Ref: 22/80314/COND
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7th September 2023

Dear Sir/Madam

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

Proposal: Discharge of conditions 6 (Landscaping), 8 (Materials), 10 (Cycle Storage Details), and 18 (Scheme re Closure of Exist. Access) of 21/01078/FUL

Site address: Ringshill Residence Sallowbush Road Huntingdon

Applicant: Mr Martin Pearce (Tomlinsons)

I refer to your application above received on 11 October 2022 and the plans, drawings and documents which form part of the application as described below.

The following conditions are acceptable but the conditions are not discharged.

Condition 6 - Landscaping
Prior to any development taking place above slab level, a detailed hard and soft landscaping scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include;
- A plan showing all trees to be retained and all trees to be removed and details of their size and species
- A plan (which may be the same plan as above) showing details of all new tree, shrub and other planting, including the large planter to the front of bedrooms 16 and 17. The details shall include number, size, spacing and species of all plants together with a planting and maintenance specification.
- A plan showing details of all hard surfacing and planters/any decorative features external to the buildings.
- A plan and details of the habitat pile referred to in Section 6.3.1 of the PEA
Native species shall be used and at least 50% by planted area shall be species of known value to wildlife and these species/areas shall be identified on the submitted plan(s)
The approved hard landscaping shall be implemented prior to first occupation of the development by any residents. The approved soft landscaping shall be implemented in the first planting season following completion of the development or it first being brought into

use, whichever is the sooner. Thereafter, the landscaping shall be maintained in accordance with the approved maintenance specification.

Should any trees, shrubs or plants die, become removed or become diseased in the first 5 years following planting, they shall be replaced in the following planting season by a plant of a similar size and species.

Reason: In the interests of the visual appearance of the development and ecological and biodiversity interests in accordance with Policies LP12, LP30 and LP31 of Huntingdonshire's Local Plan to 2036.

Documents/plans submitted:

Landscape Management Plan dated July 2022
Landscape Details dated March 2021
Landscape Proposals dated March 2021

Consultee Comments

HDC's Landscape Officer was consulted and on review of their comments Officers have determined that the proposals are acceptable and the proposed details therefore comply with Policies LP12, LP30 and LP31 of Huntingdonshire's Local Plan to 2036.

Officers note that development has already commenced on site and progressed beyond slab level. As the terms of the condition cannot be met due to the fact that development has progressed beyond slab level, the condition cannot be discharged.

Conclusion

Condition 6 is therefore considered to be acceptable but not discharged.

Condition 8 - materials
Prior to any development taking place above slab level full details of all external materials (including windows, guttering and downpipes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the approved materials.

Reason: To ensure a satisfactory external appearance in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

Documents/plans submitted:

Material List Rev E received by LPA on 5th July 2023

Consultee Comments

HDC's Urban Design Officer was consulted, and they raised no objections with regards to the materials.

The proposed details therefore comply with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

Officers note that development has already commenced on site and progressed beyond slab level. As the terms of the condition cannot be met due to the fact that development has progressed beyond slab level, the condition cannot be discharged.

Conclusion

Condition 8 is therefore considered to be acceptable but not discharged.

Condition 10 - cycle storage details
No development shall take place above slab level until details have been submitted for secure, covered cycle storage facilities for staff and visitors to the care home. The approved details shall be implemented in full prior to the building being brought into use and shall be retained as such thereafter.

Reason: In order to provide sustainable transport options for employees and visitors to the site in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

Documents/plans submitted:

Boxap Wardale Cycle Shelter specification received by the LPA on 11th October 2022

Landscape Proposals dated March 2021

Consultee Comments

HDC's Urban Design Officer was consulted, and they raised no objections with regards to the materials and that the proposals are acceptable.

The proposed details therefore comply with Policy LP17 of Huntingdonshire's Local Plan to 2036.

Officers note that development has already commenced on site and progressed beyond slab level. As the terms of the condition cannot be met due to the fact that development has progressed beyond slab level, the condition cannot be discharged.

Conclusion

Condition 10 is therefore considered to be acceptable but not discharged.

Condition 18 - Scheme re closure of existing access
The existing vehicular access to the north of the proposed vehicular access shall be permanently closed off prior to the first occupation of the development in accordance with a scheme which shall first have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

Documents/plans submitted:

Proposed External Works Kerbing and Walling dated 6th March 2022

Consultee Comments

CCC's Highways were consulted, and they raised no objections stating that the details provided are suitable for the submission element of the condition to be discharged.

The proposed details therefore comply with Policy LP17 of Huntingdonshire's Local Plan to 2036.

Conclusion

Condition 18 is therefore discharged in full.

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 faithfully



Clara Kerr
Chief Planning Officer
Date: 7 September 2023
Agent