Always planning ahead
EST 1984 WALSINGHAM PLANNING
SPECIALIST PLANNING & HERITAGE CONSULTANTS

Bourne House, Cores End Road
Bourne End, Buckinghamshire, SL8 5AR
Tel: 01628 532244
Email: bourne.end@walsingplan.co.uk
Web: www.walsinghamplanning.co.uk

Our Ref: MW/B0056/24

8 January 2025

Planning Department
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

Dear Sir/Madam,

RE: 24/01448/S73 Ringshill Residence Sallowbush Road Huntingdon PE29 7AF

This letter accompanies an application for a non-material amendment to planning permission 24/01448/S73 which varied a number of conditions to the original approval 21/01078/FUL for the demolition of an existing vacant nursing home and its redevelopment with a new care home.

The fee for this submission has been paid online.

This non-material amendment submission seeks to amend two elements of the scheme.

Firstly, we are seeking to amend the wording of Condition 18 to compliance with condition discharge application 22/80314/COND. Condition 18 states:

'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 LP 17 of Huntingdonshire's Local Plan to 2036.'

Condition 18 of original planning permission 21/01078/FUL was discharged in full on 7th September 2023 under application 22/80314/COND. The decision letter for this is attached at Appendix 1, which confirms that the details within the document '*Proposed External Works Kerbing and Walling*' were deemed acceptable to discharge this condition.

Due to an administrative error, this condition was not amended to a compliance condition when the decision was issued for application 24/01448/S73, and therefore we are purely seeking to amend the wording of this condition as part of this application.

This was raised with the case officer. Lucy Pateman, who advised to submit a non-material amendment application to resolve this. A non-material amendment application was subsequently submitted (reference 24/02273/NMA), however the letter issued for this application on 18th December 2024, was also incorrect as the recommendation did not pull through onto the decision letter.

As such, we are again seeking to amend the wording of Condition 18, to a compliance condition with the details approved as part of application 22/80314/COND.

The second amendment sought as part of this submission, is to amend the front boundary treatment from a 600mm brick wall to a 600mm open metal railing. The following drawings have been updated to reflect these changes, and as such we are seeking to amend conditions 2 and 9 to refer to the following drawings:

- 0105 Rev C1 – Proposed Boundary Treatments
- 0102 Rev C5 – Proposed Site Plan with GF Layout

Metal railings are approved elsewhere within the development, and the amendment would not increase the height of the boundary treatment along the site frontage. As such, this change would not materially impact the approved scheme.

I trust the information submitted is sufficient to process this application under Section 96A of the Town and Country Planning Act, however, do not hesitate to get in contact should you require anything further.

Yours faithfully,

[redacted]

Senior Planner

[redacted]