Our Ref: 24/80412/COND
Your Ref: CONDITION 7 MANOR FARM

8 January 2025

Mr Andrew Toumazou
MK40 Architects Ltd
1 St Minver Road
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Pathfinder House, St Mary's Street
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Dear Mr Toumazou

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

Proposal: Discharge of Condition 7 (Landscaping) of 20/00849/FUL.

Site address: Manor Farm Church End Woodwalton Huntingdon

Your client: Mr B Conway

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

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Your Ref: CONDITION 7 MANOR FARM

8th January 2025

Dear Mr Toumazou

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

Proposal: Discharge of Condition 7 (Landscaping) of 20/00849/FUL.

Site address: Manor Farm Church End Woodwalton Huntingdon

Applicant: Mr B Conway AGReserves Ltd

I refer to your application above received on 20 November 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition is Approved:

**Condition 7 - Landscaping**
Condition wording:

“No development above slab level shall take place in connection with the development hereby approved until full details of:

i. Hard landscape works, to include but not be limited to, full details of boundary treatments (including the position, height, design, material) to be erected and paved surfaces (including manufacturer, type, colour and size);
ii. Soft landscape works, to include planting plans (which show the relationship to all underground services and the drainage layout), written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants noting species, plant sizes, proposed numbers and densities, tree pit details (where appropriate) including, but not limited to, locations, soil volume in cubic metres, cross sections and dimensions;
iii. Full details of landscape maintenance regimes;
iv. An implementation programme for the landscape works;

have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in full in accordance with the approved details.

Any trees or plants which are planted in connection with the approved soft landscape details which within a period of five years from planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of the same size and species as those originally approved.

Reason: In the interests of visual amenity and to enhance the character and appearance of the site in accordance with Policies LP10, LP11, LP12 and LP33 of the Huntingdonshire Local Plan to 2036."

Plans:

External Landscaping Plan ref 001A. Rev A received by the Local Planning Authority (LPA) on 7th January 2025.

Consultee comments:

HDC's Landscapes Team have been consulted. Upon review of the original plans, noted that some details weren't included or required further amendment. Subsequently, a revised plan has been provided to the LPA on 7th January 2025 (as above). Following a review of this plan, the Council's Landscape Officer is satisfied that it meets the requirements of the condition which therefore can be discharged.

Conclusion:

Given the level of detail provided alongside the favourable comments from specialists as detailed above, it is considered that the submission element of Condition 7 of 20/00849/FUL can be discharged. It remains for the works to be undertaken in accordance with the approved details.

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: 8 January 2025