Our Ref: 24/80367/COND

6 January 2025

Mr Rory Hartley
22 High Street
Stilton
Peterborough
PE7 3RA

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

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

Proposal: Discharge of conditions 4 (Landscaping) and 15 (Bins bikes)of 24/01128/FUL

Site address: Land North Of 91 Ugg Mere Court Road Ramsey St Marys

Your client: Messr's Tim And Arthur Knowles

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
Huntingdon. PE29 3TN
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Our Ref: 24/80367/COND
Your Ref:

6th January 2025

Dear Mr Hartley

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

Proposal: Discharge of conditions 4 (Landscaping) and 15 (Bins bikes)of 24/01128/FUL

Site address: Land North Of 91 Ugg Mere Court Road Ramsey St Marys

Applicant: Messr's Tim And Arthur Knowles

I refer to your application above received on 23 October 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 4 - Landscaping
Condition 4 (Landscaping) Wording:
"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;"

Submitted documents/drawings:
- Hedge, Turf and Tree Planting Specification
- Site Plan/Landscaping Plan as Proposed rev D (received by the LPA 06/01/2024).

The proposed landscaping accords with habitat and hedgerow units to be created as detailed in the BNG Matrix. The submitted details also accord with the wording of the policy. The submitted landscaping scheme is therefore appropriate, would satisfactorily assimilate into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP30 of the Huntingdonshire Local Plan to 2036. The submitted details also accord with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) as a 10% on-site Biodiversity Net Gain (BNG) is achieved by virtue of the landscape proposal in accordance with the previously submitted BNG Matrix.

Condition 4 is therefore discharged in full.

Condition 15 - Bins bikes
Condition 15 (Bin and Bike Store) wording:
"Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence, until details of the facilities for the provision of secure covered cycle parking and bin storage for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the siting, means of enclosure, cycle rack systems where appropriate, appearance and materials. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained as such."

Submitted documents/drawings:
- Bin and Bike Shed inc dims
- Bin and Bike Shed
- Bin and Bike Store inc description
- Site Plan as Proposed rev C

A combined 1.8m by 2.4m bin and bike storage shed is proposed as part of this discharge of condition application. The timber storage shed with a lean too area for bin storage would be located to the north of the dwelling between the shared boundary with the adjacent neighbour but set back from the principal elevation of the dwelling permitted. The proposed covered cycle store would offer sufficient space for the storage of three bicycles, in accordance with Policy LP17 of the Huntingdonshire Local Plan to 2036. The submitted details are acceptable and accords with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Condition 15 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 sincerely



Clara Kerr
Chief Planning Officer
Date: 6 January 2025