Our Ref: 25/80147/COND
Your Ref: Tower Farm and Stables, Tosel...

17 September 2025

Mr David Robertson
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Dear Mr Robertson

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

Proposal: Discharge of Conditions 6 (Layout) and 11 (Access) on 24/00938/FUL

Site address: Tower Farm And Stables Toseland Road Yelling PE19 6SA

Your client: Mr Tom Brown

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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17th September 2025

Dear Mr Robertson

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

Proposal: Discharge of Conditions 6 (Layout) and 11 (Access) on 24/00938/FUL

Site address: Tower Farm And Stables Toseland Road Yelling PE19 6SA

Applicant: Mr Tom Brown

I refer to your application above received on 14 May 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 6 - Layout
Condition wording: The use hereby permitted shall cease and all caravans, structures, equipment and materials brought onto the land for the purposes of such use shall be removed within 56 days of the date of failure to meet any one of the requirements set out in i) to iv) below:
i) Notwithstanding the approved plans, within 3 months of the date of this decision a scheme for (including a timetable for implementation):
- the means of foul and surface water drainage of the site;
- proposed and existing external lighting on the boundary of and within the site;
- the internal layout of the site, including the siting of caravans, hardstanding, parking, bin storage and amenity areas;
- appearance (including elevations and materials) of all proposed structures and hard landscaping, including storage sheds, bin storage and boundary treatments;
- details of external lighting;
- details of proposed and existing tree, hedge and shrub planting (including details of species, plant sizes and proposed numbers and densities);

- details of any works to hedges on the boundary of the site, which may include removal of non-native species;
- ecological enhancements, including specification and location.

ii) If within 11 months of the date of this decision the local planning authority refuse to approve the scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.
iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.
iv) The approved scheme shall have been carried out and completed in accordance with the approved timetable.
Upon implementation of the approved site development scheme specified in this condition, that scheme shall thereafter be maintained, retained, or remain in use, as appropriate.

In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.

Reason: To define the scope of this planning permission in accordance with Policy LP27 of the Huntingdonshire Local Plan to 2036.

Documents submitted:

Supporting Statement dated May 2025
Drawing no's. PD 1553/04, PD1553/11, PD 1553/12

Assessment: The submitted information satisfies the requirements of the condition and is in accordance with LP27 of the of the Huntingdonshire Local Plan to 2036. Condition 11 is therefore discharged in full.

Condition 11 - Access
Condition wording: Prior to the residential occupation of the site, the vehicular access from High Street shall be hard surfaced, sealed and drained away from the highway from the back edge of the existing carriageway, in accordance with a detailed scheme to be submitted to and approved in writing by the LPA.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Documents submitted:

Drawing no. HC01C

Assessment: The Highway Authority has been consulted and has advised that the details submitted are acceptable. Condition 6 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

C. Kerr

Clara Kerr
Chief Planning Officer
Date: 17 September 2025
Agent