Our Ref: 25/80040/COND
Your Ref: Conditions 46 Lucks Lane Buck...

24 March 2025

JLG Design (FAO Mr J Goldsmith)
8 Tennyson Place
Eaton Ford
St Neots
PE19 7LL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk
01480 388424

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Dear Sir/Madam

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

Proposal: Discharge of Condition 4 (Tree Protection Plan) of 24/01918/HHFUL.

Site address: 46 Lucks Lane Buckden St Neots PE19 5TQ

Your client: Mrs Laura Warmsley

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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Our Ref: 25/80040/COND
Your Ref: Conditions 46 Lucks Lane Buck...

24th March 2025

Dear Sir/Madam

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

Proposal: Discharge of Condition 4 (Tree Protection Plan) of 24/01918/HHFUL.

Site address: 46 Lucks Lane Buckden St Neots PE19 5TQ

Applicant: Mrs Laura Warmsley

I refer to your application above received on 12 February 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 4 - Tree Protection Details
Condition Wording:
No development, demolition, clearance or preparatory operations (including excavations and archaeology), hereafter referred to as "the works", shall commence on site in connection with the development hereby approved, until a Tree Protection Plan has been submitted to, and approved in writing by the Local Planning Authority. The approved Tree Protection Plan shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works, be retained intact for the duration of the construction works and only be removed or altered with the prior written approval of the Local Planning Authority.

Any trees, shrubs or hedges covered by the agreed protection measures, which die or become severely damaged either from natural causes or as a result of the construction works; during the construction works or within five years from the completion of the construction works, shall be replaced with trees, shrubs or hedge plants of similar size and species, unless otherwise agreed in writing with the Local Planning Authority. Replacement planting to be undertaken by the end of the next available planting season.

Reason:

This is a pre-commencement condition to ensure that initial site operations do not harm any trees, shrubs and hedges to be retained on and adjacent to the site (and if necessary their replacement) in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

Documents/ Drawings:
JLG990/TPP - Tree Protection information
JLG990/03 Rev A - Block Plan

Consultations:
HDC Arboricultural Officer has been consulted and comments that the information submitted is sufficient and acceptable.

Officer Conclusion:
Officers have considered the submitted information in line with the comments from the Arboricultural officer and consider the information sufficent and acceptable to discharge condition 4.

Therefore Condition 4 is discharged in full, subject to full compliance and implementation 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 faithfully



Clara Kerr
Chief Planning Officer
Date: 24 March 2025
Agent