TOWN & COUNTRY PLANNING ACT 1990

Section 73 amendment to planning permission

Mrs Sarah Ballantyne-Way
Lochailort Investments
108-110 Eagle House, Fourth Floor N
Jermyn Street
London
Select
SW1Y 6EE

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **GRANT PERMISSION** for:

Proposal: Variation of conditions 2 and 5 to allow for 11 plots on site to meet the requirements of Part M4(2) of the Building Regulations for application 18/02726/FUL

Site address: Former Car Showroom London Road St Ives PE27 5EZ

Applicant: Mrs Sarah Ballantyne-Way Lochailort Investments

in accordance with your application received on 22nd October 2024 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Elevations	18828/107	D (Terrace 3)	22.10.2024
Location Plan	111607-LOC-05		04.01.2019
Floor Plan/s	18828/106	C (Terrace 3)	22.10.2024
Elevations	18828/111	C (Terrace 5)	22.10.2024
Plans	18828/125	B(Types F, N, Terrace 7)	22.10.2024

C. Kerr

Clara Kerr
Chief Planning Officer

Date 6th February 2025

Huntingdonshire DISTRICT COUNCIL

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Huntingdon. PE29 3TN
Dmadmin@huntingdonshire.gov.uk

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Plans	18828/117	E (Maisonettes)	22.10.2024
Planning Layout	18828/1006	O	06.01.2025
Floor Plan/s	18828/116	F (Maisonettes)	06.01.2025
Floor Plan/s	18828/124	B(Types F, N, Terrace 7)	22.10.2024
Plans	18828/118	C(Gas Keeper Cottage)	22.10.2024
Elevations	18828/109	D (Terrace 4)	22.01.2025
Floor Plan/s	18828/110	A (Terrace 5)	22.10.2024
Floor Plan/s	18828/108	B (Terrace 4)	22.10.2024
Floor Plan/s	18828/102	B (Terrace 1)	20.10.2021
Elevations	18828/103	C (Terrace 1)	20.10.2021
Floor Plan/s	18828/104	C (Terrace 2)	20.10.2021
Elevations	18828/105	C (Terrace 2)	20.10.2021
Floor Plan/s	18828/112	C (Terrace 6)	20.10.2021
Elevations	18828/113	C (Terrace 6)	20.10.2021
CYCLE STORE	18828/119	A	26.08.2021
Bin Store	18828/123	A	20.10.2021

Subject to the following condition/s.

1. Condition.
   The development hereby permitted shall have begun on or before 22nd April 2025.

   Reason - To comply with Section 73 of the Town and Country Planning Act 1990, as amended.

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2. Condition.
The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

Reason: For the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. Condition.
Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until full details of the external materials to be used have been submitted to and approved in writing by the Local Planning Authority. These shall include:
i) A plan identifying locations of materials
ii) A brick panel measuring one square metre for each different brick illustrating the brick, bonding and mortar colour
iii) Details of the type, colour and texture of all materials to be used for the roofs of the buildings including verge details
iv) Details of rainwater goods including colour
v) Details of no-masonry walling systems, cladding panels or other external screens, including colours, surface finishes/textures and relationships to glazing and roofing (this detail may consist of large-scale drawings and/or samples)
vi) Details and materials (including colour) of the construction of doors, windows (including method of opening), soffits and facias
vii) Details and materials for the construction of porch canopies
The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity of the St Ives Conservation Area in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036

4. Condition.
The development hereby approved shall not exceed 49 dwellings (Use Class C3).

Reason: To define the scope of the planning permission.

5. Condition.
Plots 21, 22, 33, 34, 35, 36, 37, 38, 39, 40, 41, 44 & 49 of the development hereby approved shall comply with the following requirements of points f) of Policy LP25 of the Huntingdonshire Local Plan that all dwellings meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' (or replacement dwellings).

Reason: To ensure that the housing meets the needs of the District as required by Policy LP25 Housing Mix of the Huntingdonshire Local Plan to 2036.

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6. Condition.
Prior to development above slab level taking place a scheme for hard and soft landscaping, including a programme of implementation, shall be submitted to and approved in writing by the Local planning Authority. The approved works shall be completed in accordance with the implementation programme. Hard landscaping shall include details of all boundary treatments, hard surfaces and demarcation of parking spaces. Soft landscaping shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants noting species, plant sizes, proposed numbers and densities where appropriate, and full details of landscape maintenance regimes after the completion of works. The development shall be implemented in accordance with the approved details. Any trees or plants which are planted in connection with the development hereby approved 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 interest of the visual amenity and the character of the area and in the interests of the biodiversity of the site in accordance with Policies LP11, LP12 and LP30 of the Huntingdonshire Local Plan to 2036.

7. Condition.
Prior to the installation of any external lighting, except for lighting affixed to a building hereby permitted, details of a lighting scheme to include a timetable for implementation, shall be submitted to the Local Planning Authority for its written approval. The lighting scheme shall be designed to reduce effects upon sensitive species and upon sensitive habitats to be retained or created on the site. The external lighting shall be implemented in accordance with the approved scheme and thereafter retained as approved.

Reason: In the interests of minimising light pollution and harm to biodiversity and contributing to a safe environment in accordance with Policies LP11, LP12 and LP30 of the Huntingdonshire Local Plan to 2036.

8. Condition.
Vegetation clearance works shall not be carried out on the site between 1st March and 31st August inclusive unless the site is surveyed beforehand for breeding birds and a scheme to protect breeding birds is submitted to and approved in writing by the Local Planning Authority. If such a scheme is submitted and approved, the development shall thereafter only be carried out in accordance with the approved scheme.

Reason: In the interests of minimising harm to breeding birds in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

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9. Condition.
The individual vehicular accesses, entrances, turning and manoeuvring areas, driveways and parking spaces shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plans and hard surfacing details approved under Condition 6 prior to first occupation of the dwelling it serves. These features shall thereafter be retained and kept available for their approved use.

Reason:
To ensure the permanent availability of the parking/manoeuvring area and in the interests of managing surface water in accordance with Policies LP15 and LP17 of the Huntingdonshire Local Plan to 2036.

10. Condition.
Prior to the occupation of any dwelling the north eastern vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site in accordance with the requirement in accordance with Policies LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

11. Condition.
No development shall take place, save for demolition, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The approved CEMP shall be complied with throughout the site clearance and construction periods. The CEMP shall provide for but not be limited to:
i) The routes for construction traffic, including points of access, areas for manoeuvring and times of ingress and egress together with proposals to control and manage traffic using the agreed oute and to ensure no other local roads are used by construction traffic (or site traffic)
ii) Temporary traffic restrictions
iii) Site compounds and offices and the parking of vehicles of site operatives and visitors;
iv) Loading and unloading of plant and materials;
v) Storage of plant and materials used in constructing the development;
vi) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
vii) Wheel washing facilities and their use;
viii) Measures to control the emission of dust, dirt, noise and light during construction and clearance;
ix) Maximum vibration levels at sensitive receptors
x) Maximum noise mitigation levels for construction equipment, plant and vehicles at sensitive receptors
xi) Estimated duration of use of mechanical plant

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xii) Soil Management Strategy including a method statement for the stripping of top soil for reuse; the raising of land levels (if required); and arrangements (including height and location of stockpiles) for temporary topsoil and subsoil storage to BS3883:2007
xiii) A scheme for recycling/disposing of waste resulting from demolition and construction works;
xiv) The hours of construction work
The Construction Environmental Management Plan shall be implemented in full during the period of construction in accordance with the approved details.

Reason: In the interests of residential amenity in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036. The CEMP must be agreed before development commences to enable the development and facilitating works to be undertaken in accordance with its provisions.

12. Condition.
Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.

Reason: In the interests of highway safety in accordance with the requirement in accordance with Policies LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

13. Condition.
Prior to the first occupation of any dwelling visibility splays shall be provided each side of the vehicular accesses. Minimum dimensions to secure the required splays shall be 2.4m, measured along the centre line of the proposed accesses from their junction with the channel line of the highway carriageway, and 43m, measured along the channel line of the highway carriageway from the centre line of the proposed accesses. The splays shall be thereafter maintained free from any obstruction exceeding 0.6m above the level of the highway carriageway.

Reason:
In the interests of highway safety in accordance with the requirement in accordance with Policies LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

14. Condition.
Prior to the commencement of the use hereby permitted visibility splays of 2m x 2m shall be provided each side of the south western vehicular access measured from and along the back of the footway. Such splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the highway footway.

Reason: In the interests of highway safety in accordance with the requirement in accordance with Policies LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

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15. Condition.
Prior to the first occupation of any dwelling the junction of the north eastern access with the highway carriageway shall be laid out with 7m radius kerbs.

Reason: In the interests of highway safety in accordance with the requirement in accordance with Policies LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

16. Condition.
Prior to the occupation of any dwelling the north eastern access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with the requirement in accordance with Policies LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

17. Condition.
No dwelling shall be occupied until details of the means of allocating parking spaces has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details which shall be retained thereafter.

Reason: In the interests of visual amenity of the St Ives Conservation Area in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

18. Condition.
No garage doors, grilles or other structures shall be attached to Terraces 2 and 6 that restricts to size of any parking bay for properties within those terraces.

Reason: To maximise off street parking in the interests of visual amenity of the St Ives Conservation Area in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

19. Condition.
No dwelling shall be occupied in the development until the cycle parking for that dwelling has been provided in accordance with the approved details and such parking shall thereafter be retained and kept available for that use.

Reason: To ensure that the reserved matters provide satisfactory cycle parking to encourage travel by cycle in accordance with Policies LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

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20. Condition.
No development above slab level shall take place until details of the proposed tree pits have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interest of the visual amenity and the character of the area and in the interests of the biodiversity of the site in accordance with Policies LP11, LP12 and LP30 of the Huntingdonshire Local Plan to 2036.

21. Condition.
Development above slab level shall not take place until full details of a Landscape/Biodiversity and Ecological Management Plan (LEMP) have been submitted to and approved in writing by the Local Planning Authority.
The content of the LEMP shall include the following.
i. Description and evaluation of features to be managed.
ii. Ecological trends and constraints on site that might influence management.
iii. Aims and objectives of management, including a biodiversity net gain (taking account of the off-site mitigation).
iv. Appropriate management options for achieving aims and objectives, including the details of how and at what intervals the biodiversity of the site will be measured.
v. Prescriptions for management actions.
vi. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
vii. Details of the body or organization responsible for implementation of the plan, including details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery
viii.Ongoing monitoring and remedial measures, including how contingencies and/or remedial action will be identified, agreed and implemented if monitoring shows that the development is failing to deliver the biodiversity objectives of the originally approved scheme.
The development shall be implemented in accordance with the approved details.

Reason: In order to ensure that biodiversity and ecology in and around the site is enhanced in accordance with the requirements of Policy LP30 of the Huntingdonshire Local Plan to 2036.

22. Condition.
No development above slab level shall commence until details for the provision of fire hydrants and timetable for their implementation have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of public safety in accordance with the requirements of Policy LP4 of the Huntingdonshire Local Plan to 2036.

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23. Condition.
Construction times and deliveries during the demolition/clearance and construction phases shall be restricted to:
07:30 to 18:30 Mondays to Fridays; and
09:00 to 14:00 Saturdays.
There shall be no activity or deliveries on Sundays, Public and Bank Holidays

Reason: To protect residential amenity in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

24. Condition.
Prior to any construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.

Reason: To ensure adequate foul drainage would be provided to prevent environmental and amenity problems arising from flooding, in accordance with Policy LP6 of the Huntingdonshire Local Plan to 2036.

25. Condition.
No above ground works shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed.
The scheme shall include, but not be limited to:
a) Full results of the proposed drainage system modelling for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events as well as 1% AEP plus climate change, inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance
b) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers
c) Full details of the proposed attenuation and flow control measures
d) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants
e) Full details of the maintenance/adoption of the surface water drainage system
f) Permission to cross third party land to discharge surface water drainage.
The drainage scheme must adhere to the hierarchy of drainage options as outlined in the National Planning Policy Framework and Planning Practice Guidance.

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Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development in accordance with Policy LP15 of the Huntingdonshire Local Plan to 2036.

26. Condition.
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that order with or without modification), no development within Class A (enlargement, improvement or other alteration of a dwellinghouse), B (additions etc to the roof of a dwellinghouse), C (other alterations to the roof of a dwellinghouse), D (porches), E (buildings etc incidental to the enjoyment of a dwellinghouse) or F (hard surfaces incidental to the enjoyment of a dwellinghouse) of Part 1 of Schedule 2 of the Order or Class A (gates, fences, walls etc), B (means of access to a highway) or C (exterior painting) of Part 2 of Schedule 2 of the Order shall take place without the prior written permission of the Local Planning Authority.

Reason: In order that the Local Planning Authority retains control on development that might be detrimental to the amenities of the locality if otherwise allowed by the abovementioned Order and to preserve the character and appearance of the St Ives Conservation Area in accordance with Policy LP34 of Huntingdonshire's Local Plan to 2036.

27. Condition.
Notwithstanding the submitted details, no development above slab level shall take place until architectural details have been submitted to and approved in writing by the Local Planning Authority. The details shall include the following:
i) Window and door reveals and cills;
ii) Design and location of meter boxes;
iii) Location and colour of external flues and vents;
iv) Bin storage.
The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and the character and appearance of the St Ives Conservation Area in accordance with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036.

28. Condition.
The development hereby permitted shall be carried out in accordance with the Remediation Scheme approved under discharge of condition application reference 23/80076/COND. No occupation of any part of the permitted development which has been identified in the scheme as being subject to contamination shall take place until the approved scheme has been implemented and the verification report, including the results of sampling and monitoring carried out in accordance with the approved verification scheme to demonstrate that the site remediation criteria have been met, has been submitted to and approved in writing by the local planning

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authority. The report shall, if required by the local planning authority, also include a reassessment of the long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The long-term monitoring and maintenance proposals shall be implemented as finally approved.

If, during development, contamination not previously identified is found to be present at the site:
(i) it shall be reported to the local planning authority within 1 working day;
(ii) no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until site investigations have been carried out and a remediation strategy has been submitted to and approved in writing by the local planning authority detailing how this unsuspected contamination will be dealt with;
(iii) the remediation strategy shall be implemented as approved
(iv) no occupation of any part of the permitted development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until:
a. the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the local planning authority;
b. if required by the local planning authority, any proposals for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the local planning authority.
(v) the long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, ecological systems and heritage assets, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and others offsite receptors, in accordance with the National Planning Policy Framework (2021) (paragraphs 120c and 183) and Policy LP37 of the Huntingdonshire Local Plan to 2036.

29. Condition.
No development above slab level above shall take place until a Biodiversity Impact Assessment, based on the Preliminary Ecological Appraisal by ELMAW Consulting dated October 2018, that sets out how a biodiversity net gain is achieved and maintained on the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and maintained in accordance with the approved details.

Reason: To ensure that the development achieves a net increase in biodiversity and to ensure the conservation and enhancement of on-site biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036 and paragraph 180a of the NPPF 2024.

30. Condition.
The development hereby permitted shall be carried out in accordance with the Bat Licence 2022-62862-EPS-MIT (received 15th December 2022) and Nocturnal Bat Report (received 15th

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December 2022) approved under discharge of condition application reference 22/80388/COND, including the submission of the Bat Mitigation Class Licence to the Local Planning Authority prior to demolition of the building.

Reason: Bats are a protected species and the pre-commencement condition is required to ensure that bat roosts are not present on the site in accordance with the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended), Policy LP30 of the Huntingdonshire Local Plan to 2036 and the National Planning Policy Framework.

31. Condition.
No development above slab level shall take place until all off site Tree Belt Enhancements have been implemented in accordance with the approved details shown on drawing 1547-KC-XXYTREE-TBEP01 Revision A received by the Local Planning Authority on 26 August 2021.

Reason: In the interest of the visual amenity and the character and appearance of the St Ives Conservation Area and in the interests of the biodiversity of the site in accordance with Policies LP11, LP12 and LP30 of the Huntingdonshire Local Plan to 2036.

32. Condition.
No dwelling shall be occupied until details of a scheme for the management of the two tree belts numbered 2 and 6 on the Tree Protection Plan 1547-KC-XX-YTREE-TPP01 Revision D have been submitted to and approved in writing by the Local Planning Authority. Management of the tree belts shall take place in accordance with the approved details thereafter.

Reason: In the interest of the amenity of future residents, the visual amenity and the character and appearance of the St Ives Conservation Area and in the interests of the biodiversity of the site in accordance with Policies LP11, LP12, LP14 and LP30 of the Huntingdonshire Local Plan to 2036.

33. Condition.
The development shall be implemented in full accordance with the tree protection measures shown on the Tree Protection Plan 1547-KC-XX-YTREE-TPP01 Revision D.

Reason: To protect trees bordering the site in accordance with the requirements of Policy LP31 of the Huntingdonshire Local Plan to 2036.

34. Condition.
Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no

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resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with the previous land uses in line with the national Planning Policy Framework, the Environment Agency Groundwater Protection Position Statements and Policy LP37 of the Huntingdonshire Local Plan to 2036.

35. Condition.
The development hereby approved shall comply with the following requirements of point j) of Policy LP12 of the Huntingdonshire Local Plan that all dwellings meet Building Regulation requirements for water efficiency set out in Approved Document G (or replacement standards).

Reason: To ensure that developments make efficient use of water resources in accordance with Policies LP12 of the Huntingdonshire Local Plan to 2036.

36. Condition.
No demolition/development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:
a) The statement of significance and research objectives;
b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
c) The timetable for the field investigation as part of the development programme;
d) The programme for the analysis, publication & dissemination, and deposition of resulting material.
Part (d) of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.
Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme.

Reason: A pre-commencement condition is considered necessary to ensure that the significance of the historic environment is conserved in accordance with Section 16 of the NPPF 2024 and the requirements of Policy LP34 of the Huntingdonshire Local Plan to 2036

37. Condition.
The open space and footpath link to the Meadows shown on the Planning Layout 18828/1006Revision K shall be retained for use at all times.

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Reason: In the interests of the amenity of future occupiers in accordance with the requirements of Policies LP3, LP14 and LP16 of the Huntingdonshire Local Plan to 2036

38. Condition.
The two closest bus stops to the development on Hemingford Road shall be upgraded in accordance with details that shall be submitted to and agreed in writing by the Local Planning Authority prior to development taking place above slab level. The upgrades shall include, but not be limited to raised kerbs and shelters and shall be implemented in full in accordance with the approved details prior to any dwelling being occupied.

Reason: In the interests of maximising the use of sustainable transport modes in accordance with Policy LP16 of the Huntingdonshire Local Plan to 2036.

39. Condition.
The development shall be implemented and shall be occupied in accordance with the recommendations set out in Sections 5, 6 and 7 of the submitted Travel Plan by Transport Planning Associates dated December 2018.

Reason: In the interests of maximising the use of sustainable transport modes in accordance with Policy LP16 of the Huntingdonshire Local Plan to 2036

40. Condition.
Development, with the exception of demolition and the digging of foundation trenches, shall not commence until the finished ground floor levels of all the buildings in relation to the existing and proposed site levels and contours in relation to, the adjacent highways, and to existing vegetation and surrounding landforms, have been submitted to and approved in writing by the Local Planning Authority, The submitted details shall include details of levels of all accesses to include pathways, roads and parking areas to Above Ordnance Datum (AOD). The development shall be carried out in accordance with the approved details.

Reason: To ensure that the levels within the site would be satisfactory in the interests of visual amenity, in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 and the National Planning Policy Framework (2024).

41. Condition.
There shall be no burning of waste on the site during the clearance and construction phases.

Reason: In the interests of the amenity of neighbouring residents in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

C. Kerr

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Chief Planning Officer

Date 6th February 2025

Huntingdonshire DISTRICT COUNCIL

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

01480 388424
www.huntingdonshire.gov.uk

42. Condition.
No development shall take place above site level until details of flood mitigation measures have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details which shall remain in place thereafter.

Reason: To reduce impacts of flooding in accordance with Policy LP5 of the Huntingdonshire Local Plan to 2036.

43. Condition.
No development above slab level on plots 40 and 41 shall take place until details of acoustic treatments that ensure that residents of these two plots are provided with adequate levels of amenity have been submitted to and approved in writing by the Local Planning Authority. neither dwelling shall be occupied until the approved measures have been implemented in full.

Reason: In the interests of the amenity of future occupiers in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

44. Note to applicant.
Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions:

When an application is received, planning conditions will be used where they can make a development acceptable.

A clear reason for refusal identifies the specific reasons why the development is unacceptable and helps the applicant to determine whether and how the proposal can be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with the National Planning Policy Framework 2024.

45. Note to applicant.
Huntingdonshire District Council became a Community Infrastructure Levy (CIL) Charging Authority on 1st May 2012. The Council is obliged to collect the levy from liable parties in instances where development received planning permission on or after 1st May 2012. It is important that liable parties (usually developers or landowners) are correctly identified to the Council as early as possible. For more details on CIL, the developments the charges will apply to, how much the charge will be and the process involved, including the developers or landowners legal responsibilities, the CIL pages on the Council's website at www.huntingdonshire.gov.uk should be referred to. It should be noted that all development which creates one or more dwellings will be liable to be charged irrespective of the floor space charge.

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However, developments which create less than 100 square metres of new floor space and do not involve a dwelling or dwellings, will be exempt from CIL and will not be charged.

46. Note to applicant.
This permission is related to a Unilateral Undertaking entered into by the applicant under Section 106 of the Town and Country Act 1990.

47. Note to applicant.
A fee is payable for each "request" when submitting details pursuant to a condition or conditions of this permission that require(s) details to be submitted to and approved by the Local Planning Authority (i.e. details submitted under Article 27 of the Town and Country Planning (General Development Procedure) Order 2015. Further details on what constitutes a "request" can be found in the "Guidance Note - Fees for confirmation of compliance with condition attached to a planning permission". The appropriate fee can be found in the "Planning Fees Form". Both documents can be viewed via www.huntingdonshire.gov.uk. The Local Planning Authority should give written confirmation within a period of 8 weeks from the date on which the request and fee are received.

48. Note to applicant.
The applicant's attention is drawn to the contents of the consultation response from Cadent Gas Ltd dated 27 February 2019 under application reference 18/02726/FUL.

49. Note to applicant.
The applicant's attention is drawn to the letter from Historic England dated 9 October 2020 under application reference 18/02726/FUL.

50. Note to applicant.
The applicant's attention is drawn to the contents of the letter from the Environment Agency dated 27 April 2021 under application reference 18/02726/FUL.

C. Kerr

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NOTES

Rights of Appeal under the Town and Country Planning Act, 1990 Section 78

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State responsible for planning within;

- **Six months from the date of this decision notice.**

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively all forms can be downloaded from their website www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State responsible for planning and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.

Claiming Compensation

In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

General Notes

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.

C. Kerr

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