Our Ref: 25/80072/COND
Your Ref: 38LR CON

9 October 2025

Mr Matthew Taylor
Taylor Planning and Building Consultants
13 West Delph
Whittlesey
Peterborough
PE7 1RG

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

www.huntingdonshire.gov.uk

Dear Mr Taylor

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

Proposal: Discharge of Condition 4 (Tree Protection Plan) and 5 (Arboricultural Method Statement) of 24/01585/HHFUL.

Site address: 38 London Road Yaxley Peterborough PE7 3NP

Your client: Mr J Klimczuk

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
Developmentcontrol@huntingdonshire.gov.uk

01480 388424

www.huntingdonshire.gov.uk

Mr Matthew Taylor
Taylor Planning and Building Consultants
13 West Delph
Whittlesey
Peterborough
PE7 1RG

Our Ref: 25/80072/COND
Your Ref: 38LR CON

9th October 2025

Dear Mr Taylor

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

Proposal: Discharge of Condition 4 (Tree Protection Plan) and 5 (Arboricultural Method Statement) of 24/01585/HHFUL.

Site address: 38 London Road Yaxley Peterborough PE7 3NP

Applicant: Mr J Klimczuk

I refer to your application above received on 4 March 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Refused

Condition 4 - TPP
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 (Planting season is 1st November to 31st March).

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 Policies LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

Documents/ Drawings:
Tree information document - received on the 4th April 2025
Tree information document - received on the 6th May 2025
Arb Report by Ethical Arboriculture - received on 9th June 2025

The Arboricultural Officer has been consulted as part of this application. Initial comments received stated that the submitted information was not acceptable as NJUG guidelines were proposed, which are not suitable. Further information was submitted and a site visit was carried out on 11th June 2025 and the diameter at breast height of the silver birch tree in question was measured. Further information by way of a revised scale plan showing the tree and its RPA, drawings of the proposed development, foundation design and method statement was requested. This information has not been received and therefore there is insufficient information to ensure tree protection and therefore Condition cannot be discharged.

Condition 4, therefore is not hereby discharged.

Condition 5 - Arboricultural Method Statement
No development, demolition, clearance or preparatory operations (including excavations and archaeology) shall commence on site in connection with the development hereby approved until an Arboricultural Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved Statement.

Reason: This is a pre-commencement condition to ensure suitable protection of the trees on and adjacent to the site for the whole duration of the construction works pursuant to this permission and in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policies LP12 and LP31 of the Huntingdonshire Local Plan to 2036. This condition is pre-commencement to ensure that site operations do not harm any trees, shrubs and hedges to be retained.

Documents/ Drawings:
Tree information document - recieved on the 4th April 2025
Tree information document - recieved on the 6th May 2025
Arb Report by Ethical Arboriculture - recived on 9th June 2025

The Arboricultural Officer has been consulted as part of this application. Initial comments received stated that the submitted information was not acceptable as NJUG guidelines were proposed, which are not suitable. Further information was submitted and a site visit was carried out on 11th June 2025 and the diameter at breast height of the silver birch tree in question was measured. Further information by way of a revised scale plan showing the tree and its RPA, drawings of the proposed development, foundation design and method statement. This information has not been received and therefore there is insufficient information and the Condition cannot be discharged.

Condition 5, therefore is not discharged.

Yours sincerely



Clara Kerr
Chief Planning Officer
Date: 9 October 2025

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

01480 388424

www.huntingdonshire.gov.uk

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse the approval of details required by condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

If an enforcement notice is or has been served relating to the same or substantially the same development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, OR within 12 weeks of the date of this notice, whichever period expires earlier.

The Secretary of State can allow a longer period for giving notice of an appeal, but they will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of the appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
Further details can be found on the .GOV.UK website (https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries).

Agent