Our Ref: 24/80235/COND
Your Ref: Sawtry 6 FPP C5 Cycle, C6 Par...

20 August 2024

c/o Rebecca Smith
Vistry East Anglia
Ashurst
Southgate Park
Bakewell Road
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PE2 6YS

Pathfinder House, St Mary's Street
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Dear Sir/Madam
Smith

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

Proposal: Discharge Of Conditions 5 (Cycle And Bin Storage), 6 (Parking) and 8 (Levels Condition) of 19/01294/FUL

Site address: Land East Of Glebe Farm Gidding Road Sawtry

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
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20th August 2024

Dear Sir/Madam
Smith

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

Proposal: Discharge Of Conditions 5 (Cycle And Bin Storage), 6 (Parking) and 8 (Levels Condition) of 19/01294/FUL

Site address: Land East Of Glebe Farm Gidding Road Sawtry

I refer to your application above received on 16 July 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 5 - Cycle and bin stores
Condition 5 (Cycle and Bin Storage) wording: Notwithstanding the submitted materials, details of cycle and bin stores are to be submitted to and approved by the Local Planning Authority prior to the above slab works on any of the plots commencing.

Submitted Documents/Drawings: SWT.CS.EX115 - Cycle Store Type A.

The Urban Design Officer was consulted as part of the application and raises no objection with the submitted details. The 1742mm x 2243 cycle storage shed are shown to accommodate 3 bikes each for Plots 87 and 88 and would exceed minimum storage requirements for these two bed Hardwick House types (1 cycle parking space per bedroom) in accordance with Local Plan Policy LP17. Plots 86, 89, 90 and 91 have detached and integral garages accommodating cycle storage, these measure approximately 3.3m x 6.2m and 3m x 6m internally and accord with the HDC Design Guide (page 95) requirements for single garages. The submitted details ensures the adequate provision for cycle storage is provided for each dwelling.

Condition 5 is therefore discharged in full.

Condition 6 - Parking
Condition 6 (Parking) wording: The car parking spaces on the submitted plans shall be surfaced in accordance with details, which have been submitted to and approved in writing by the Local Planning Authority. The car parking spaces shall be made available before the proposed development comes into operation and thereafter used for no other purpose.

Submitted Documents/Drawings: 9458-BHP-XX-XX-DR-C-4001 Hard Landscaping Plan

The Urban Design Officer was consulted as part of the application and raises no objection with the submitted details. The driveways are to be finished in Marshalls standard buff coloured concrete block paving, with charcoal setts used to demarcate individual parking spaces within the shared side drive associated with Plots 86 and 87. The surface materials are considered acceptable.

Condition 6 is therefore discharged in full.

Condition 8 - Levels condition
Condition 8 (Levels) wording: Prior to development above slab level commencing detailed cross sections shall be submitted to and approved in writing by the Local Planning Authority, showing the existing ground levels in relation to the proposed ground and finished floor levels for the development. The levels shall relate to a fixed Ordnance Datum. The development shall be constructed in accordance with the approved details and thereafter be retained in the approved form.

Submitted Documents/Drawings:
-9458-BHP-XX-XX-DR-C-0721 Site Section
-9458-BHP-XX-XX-DR-C-4001 Hard Landscaping Plan

The Urban Design Officer was consulted as part of the application and raises no objection with the submitted details. The proposed FFLs and levels of the rear gardens and parking areas shown on 9458-BHP-XX-XX-DR-C-0721 Site Section and 9458-BHP-XX-XX-DR-C-4001 Hard Landscaping Plan are acceptable in terms of the relationship with existing and proposed ground levels and adjacent site levels and will allow level access to the dwellings. The submitted details accord with Policies LP12 Design Implementation and LP14 Amenity of the Huntingdonshire Local Plan to 2036.

Condition 8 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 faithfully



Clara Kerr
Chief Planning Officer
Date: 20 August 2024