Our Ref: 24/80432/COND
Your Ref: H9358

10 February 2025

Mr G Boreham
Morton & Hall Consulting Ltd
1 Gordon Avenue
March
PE15 8AJ

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

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

Proposal: Discharge of conditions 4 (Arb Method Statement), 5 (Tree Protection Plan), 6 (Foul and Surface Water) and 13 (Bin and Bike Stores) of 22/02357/FUL

Site address: 63 High Street Offord Darcy St Neots PE19 5RF

Your client: Brownlow

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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Dear Mr Boreham

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

Proposal: Discharge of conditions 4 (Arb Method Statement), 5 (Tree Protection Plan), 6 (Foul and Surface Water) and 13 (Bin and Bike Stores) of 22/02357/FUL

Site address: 63 High Street Offord Darcy St Neots PE19 5RF

Applicant: Brownlow SolarSavings 4 U Ltd

I refer to your application above received on 6 December 2024 and the plans, drawings and documents which form part of the application as described below.

The following conditions are APPROVED

Condition 4 - Arb Method Statement
Condition wording: 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 in accordance with BS5837 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. This condition is pre-commencement to ensure that site operations do not harm any trees, shrubs and hedges to be retained.

Submitted Documents/Drawings:

- Part 3: BS: 5837 Arboricultural Method Statement & 'Final' Tree Protection Plan Report. Doc ref GD/240875/R3 (17-page document), by Bartlett Consulting, dated

4th December 2024, received by the Local Planning Authority on 6th December 2024.

- Dwg: H9358/00, titled “Existing Site Plan, Proposed Site Plan & Location Plan" by Moreton and Hall Consulting Limited, dated Oct 2024, received by the Local Planning Authority on 6th December 2024.

Assessment:
Having regard to the submitted information in formal consultation with The Council's Tree Officer, it is considered that the submission requirements of the condition have been complied with in accordance with Policy LP31 of Huntingdonshire's Local Plan to 2036 and the National Planning Policy Framework (2024).

Conclusions:
The details submitted relating to Condition 4 of planning reference 22/02357/FUL - received by the Local Planning Authority on 6th December 2024 are acceptable to the Local Planning Authority and comply with the submission requirements of the condition. It remains for the works to be carried out in accordance with the approved details.

Condition 5 - Tree Protection Plan
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 subject to the protection measures which die or become severely damaged within five years from the completion of the construction works shall be replaced with trees, shrubs or hedge plants of similar size and species.

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.

Submitted Documents/Drawings:

- Part 3: BS: 5837 Arboricultural Method Statement & 'Final' Tree Protection Plan Report. Doc ref GD/240875/R3 (17-page document), by Bartlett Consulting, dated 4th December 2024, received by the Local Planning Authority on 6th December 2024.
- Dwg: H9358/00, titled “Existing Site Plan, Proposed Site Plan & Location Plan" by Moreton and Hall Consulting Limited, dated Oct 2024, received by the Local Planning Authority on 6th December 2024.

Assessment:
Having regard to the submitted information in formal consultation with The Council's Tree Officer, it is considered that the submission requirements of the condition have been complied with in accordance with Policy LP31 of Huntingdonshire's Local Plan to 2036 and the National Planning Policy Framework (2024).

Conclusion:
The details submitted relating to Condition 5 of planning reference 22/02357/FUL - received by the Local Planning Authority on 6th December 2024 are acceptable to the Local Planning Authority and comply with the submission requirements of the condition. It remains for the works to be carried out in accordance with the approved details.

Condition 6 - foul and surface water
Condition wording: - No development shall commence until details of the foul and surface water drainage for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the development hereby approved.

Reason - To ensure sustainable design and use of water and to minimise the risk of flooding due to surface water run-off in accordance with Policies LP12 and LP15 of the Huntingdonshire Local Plan to 2036.

Submitted Documents/Drawings:

- Dwg: 3391-02, titled 'Drainage Design' by MTC Engineering, dated 02.12.24, received by the Local Planning Authority on 6th December 2024.
- Dwg: 3391-99, titled 'Construction Details' by MTC Engineering, dated 02.12.24, received by the Local Planning Authority on 6th December 2024.
- 4-page document showing paving attenuation by MTC Engineering, dated 02.12.24, received by the Local Planning Authority on 6th December 2024.
- 4-page document showing soakaway attenuation by MTC Engineering, dated 02.12.24, received by the Local Planning Authority on 6th December 2024.
- 3-page document showing Infiltration test results, unauthored, undated, received by the Local Planning Authority on 6th December 2024.
- 3-page document showing Infiltration testing, by Groundtec Developments Ltd, dated 14h Nov 2024, received by the Local Planning Authority on 6th December 2024.
- Dwg: H9358/00, titled “Existing Site Plan, Proposed Site Plan & Location Plan" by Moreton and Hall Consulting Limited, dated Oct 2024, received by the Local Planning Authority on 6th December 2024.

Officer assessment:
The submitted documentation shows surface water attenuation and use of permeable asphalt and details that the foul water drainage arrangements which would be connected to the existing network subject to Anglian Water approval. This is considered to be a satisfactory method of foul and surface water drainage and accords with Policies LP12 and LP15 of the Huntingdonshire Local Plan (2019).

Conclusion:
The details submitted relating to Condition 6 of planning reference 22/02357/FUL - received by the Local Planning Authority on 6th December 2024 are acceptable to the Local Planning Authority and comply with the submission requirements of the condition. It remains for the works to be carried out in accordance with the approved details.

Condition 13 - Bin and bike stores
Condition wording: - Prior to the occupation of the development hereby permitted, full details of cycle and bin stores shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to occupation of the development.

Reason - In the interests of neighbour and visual amenity in accordance with the requirements of Policies LP12 and LP14 of the Huntingdonshire Local Plan to 2036.

Submitted Documents/Drawings:

- Dwg: H9358/00, titled "Existing Site Plan, Proposed Site Plan & Location Plan" by Moreton and Hall Consulting Limited, dated Oct 2024, received by the Local Planning Authority on 6th December 2024.

The submitted details confirm the cycle store to comprise nos.2 Sheffield stands which could accommodate the required 4 cycles (1 per bedroom) and bin store to be constructed in timber site to the rear behind a 1.8m-high closed boarded fence. Therefore, the submitted details accord with policies LP12 and LP14 of the Huntingdonshire Local Plan to 2036.

Conclusion:
The details submitted relating to Condition 13 of planning reference 23/00211/FUL 22/02357/FUL - received by the Local Planning Authority on 6th December 2024 are acceptable to the Local Planning Authority and comply with the submission requirements of the condition. It remains for the works to be carried out in accordance with the approved details.

Yours sincerely



Clara Kerr
Chief Planning Officer
Date: 10 February 2025