Our Ref: 25/80155/COND
Your Ref: SE-2299 - Tunkers - RM Pre-Co...

17 September 2025

Mr Jamie Burton
Swann Edwards Architecture Limited
Black Barn
Fen Road
Guyhirn
Wisbech
PE13 4AA
United Kingdom

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

www.huntingdonshire.gov.uk

Dear Mr Burton

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

Proposal: Discharge of Conditions 8 & 9 (RPA), Condition 10 (Tree Protection) & Condition 16 (Traffic Management) of permission 22/01946/REM following permission 20/00863/OUT

Site address: Land Off Tunkers Lane Bury

Your client: Mr Connor Hare

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 Jamie Burton
Swann Edwards Architecture Limited
Black Barn
Fen Road
Guyhirn
Wisbech
PE13 4AA
United Kingdom

Our Ref: 25/80155/COND
Your Ref: SE-2299 - Tunkers - RM Pre-Co...

17th September 2025

Dear Mr Burton

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

Proposal: Discharge of Conditions 8 & 9 (RPA), Condition 10 (Tree Protection) & Condition 16 (Traffic Management) of permission 22/01946/REM following permission 20/00863/OUT

Site address: Land Off Tunkers Lane Bury

Applicant: Mr Connor Hare Burmor Construction

I refer to your application above received on 20 May 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 8 - Condition 8 (Tree Protection Plan)
Condition 8 (Tree Protection Plan) wording: No development, demolition, clearance or preparatory operations (excluding excavation works outside of RPAs), 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).

Submitted documents/drawings:
o Arboricultural Method Statement and Monitoring received by the LPA 04/09/2025.
o Tree protection plan detailed in the Arboricultural Method Statement received by the LPA 04/09/2025.

The Arboricultural Officer has been consulted as part of the application process. Following a review of the amended information received by the Local Planning Authority on 04/09/2025, the Officer has confirmed no objection to the submitted Tree Protection Plan. The updated Method Statement now provides sufficient detail on how potential damage to trees will be avoided during construction.

While concerns remain regarding the proximity of the proposed road and footpath to key trees, the recommended protective measures offer a degree of reassurance, provided they are implemented as outlined. It is essential that fencing is installed prior to the commencement of works, regular documented site visits are carried out by the appointed Arboricultural Consultant, and that all works within the encroachment areas are carefully scheduled in accordance with the Method Statement.

The submitted information is therefore 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.

Condition 8 is therefore discharged in full.

Condition 9 - Condition 9 (Arboricultural Method State
Condition 9 (Arboricultural Method Statement) wording: No development, demolition, clearance or preparatory operations (excluding excavation works outside of RPAs) 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.

Submitted documents/drawings:
o Arboricultural Method Statement and Monitoring received by the LPA 04/09/2025.
o Tree protection plan detailed in the Arboricultural Method Statement received by the LPA 04/09/2025.

The Arboricultural Officer has been consulted as part of the application process. Following a review of the amended information received by the Local Planning Authority on 04/09/2025, the Officer has confirmed no objection to the submitted Tree Protection Plan. The updated Method Statement now provides sufficient detail on how potential damage to trees will be avoided during construction.

While concerns remain regarding the proximity of the proposed road and footpath to key trees, the recommended protective measures offer a degree of reassurance, provided they are implemented as outlined. It is essential that fencing is installed prior to the commencement of works, regular documented site visits are carried out by the appointed

Arboricultural Consultant, and that all works within the encroachment areas are carefully scheduled in accordance with the Method Statement.

The submitted information is therefore 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.

Condition 9 is therefore discharged in full.

Condition 10 - Condition 10 (Tree Protection)
Condition 10 (Tree Protection) wording: No development, demolition, clearance or preparatory operations (excluding excavation works outside of RPAs) and the siting of site huts and WCs, shall commence on site in connection with the development hereby approved until a programme of monitoring (tree protection) has been submitted to, and approved in writing by the Local Planning Authority. Monitoring shall be undertaken in accordance with this agreed programme for the duration of construction and associated works unless the Local Planning Authority gives written approval to any variation.

Submitted documents/drawings:
- Arboricultural Method Statement and Monitoring received by the LPA 04/09/2025.
- Tree protection plan detailed in the Arboricultural Method Statement received by the LPA 04/09/2025.

The Arboricultural Officer has been consulted as part of the application process. Following a review of the amended information received by the Local Planning Authority on 04/09/2025, the Officer has confirmed no objection to the submitted Tree Protection Plan. The updated Method Statement now provides sufficient detail on how potential damage to trees will be avoided during construction.

While concerns remain regarding the proximity of the proposed road and footpath to key trees, the recommended protective measures offer a degree of reassurance, provided they are implemented as outlined. It is essential that fencing is installed prior to the commencement of works, regular documented site visits are carried out by the appointed Arboricultural Consultant, and that all works within the encroachment areas are carefully scheduled in accordance with the Method Statement.

The submitted information is therefore 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.

Condition 10 is therefore discharged in full.

Condition 11 - Condition 16 (Construction Traffic)
Condition 16 (Construction Traffic) wording: No works shall commence on site unless/until a route for all traffic associated with the construction of the development (or associated with the use of the site) has been provided and approved in writing to the satisfaction of the Local Planning Authority together with proposals to control and manage traffic using the agreed route and to ensure no other local roads are used by construction traffic (or site traffic).

Submitted documents/drawings:

- Site Set Up Rev B received by the LPA 20/05/2025
- Traffic Routing Before S278 received by the LPA 20/05/2025
- Construction Environment Management Plan received by the LPA 20/05/2025

Cambridgeshire County Council, as the Local Highways Authority (LHA), has been consulted as part of the application. Highways Officers have reviewed the submitted details and confirmed that the information aligns with the requirements of the condition and is considered acceptable. Accordingly, the LHA raises no objection to the application.

The submitted information is also considered to comply with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Condition 16 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 sincerely



Clara Kerr
Chief Planning Officer
Date: 17 September 2025
Agent