Our Ref: 24/80396/COND
Your Ref: The Old Rectory - Discharge o...

16 January 2025

Mr Jonas Rossi
Chaplin Farrant
51 Yarmouth Road
Norwich
NR7 0ET
United Kingdom

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Dear Mr Rossi

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning conditions

Proposal: Discharge of conditions 4 (Tree Protection Plan), 6 (Biodiversity Method Statement) and 7 (Archaeology) for 23/00940/HHFUL

Site address: Stables The Old Rectory High Street Yelling

Your client: Mr Hugh Reed Herbert

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 Rossi

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

Proposal: Discharge of conditions 4 (Tree Protection Plan), 6 (Biodiversity Method Statement) and 7 (Archaeology) for 23/00940/HHFUL

Site address: Stables The Old Rectory High Street Yelling

Applicant: Mr Hugh Reed Herbert

I refer to your application above received on 18 November 2024 and the plans, drawings and documents which form part of the application as described below.

The following conditions are Approved

Condition 4 - Tree Protection Plan
Condition – “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 Policy LP12 of the Huntingdonshire Local Plan to 2036."

Documents/Drawings:
Tree Survey, Arboricultural Impact Assessment and Preliminary Method Statement prepared by Arc Arboricultural Solutions ref AAS/0389 Rev 02 dated 18th February 2024 received by the Local Planning Authority on the 18th November 2024

Assessment:
The submitted document has been reviewed by the Arboricultural Officer and is considered to satisfy the condition requirement 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.

Condition 4, therefore is discharged.

Condition 6 - Biodiversity Method Statement
Condition – "No development above slab level shall take place until a Biodiversity Method Statement which provides details of how the recommendations contained in the report Preliminary Ecological Appraisal Report prepared by Cambridge Ecology (received by the Local Planning Authority on 22nd September 2023) will be carried out has been submitted to and approved in writing by the Local Planning Authority. The statement shall include but not be limited to; specification of enhancement measures, location of enhancement measures, timing, an implementation programme and maintenance details. The development shall be carried out in accordance with the approved statement and thereafter retained as such.

Reason - To ensure the conservation and enhancement of on-site biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036."

Documents/Drawings:
Biodiversity Method Statement prepared by Cambridge Ecology ref P1075-R-002a dated October 2024 received by the Local Planning Authority on the 18th November 2024

Assessment:
The submitted documents have been reviewed and are considered to ensure the conservation and enhancement of on-site biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Condition 6, therefore is discharged.

Condition 7 - Archaeology
Condition – "No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that 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 under the provisions of the agreed WSI, which shall include:

a) the statement of significance and research objectives;

b) The programme and methodology of 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 and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason - This is a pre-commencement condition to ensure that before any demolition and/or development commences an appropriate archaeological investigation of the site has been submitted and thereafter implemented in accordance with that investigation in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036."

Documents/Drawings:
Archaeological Report prepared by Minerva Archaeology Ltd dated October 2024 ref MA 489, received on the 18th November 2024

Assessment:
Cambridgeshire County Archaeology have fully reviewed the submitted details and have confirmed that they have no objection to the full discharge of the archaeological condition. It is noted that an archaeological evaluation has been undertaken, finding a very low level of surviving archaeology, with a single linear representing a possible hedgerow.

Condition 7, therefore, is discharged.

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

C. Kerr

Clara Kerr
Chief Planning Officer
Date: 16 January 202