www.huntsdc.gov.uk
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Planning Services, Pathfinder House, St Mary's Street, Huntingdon, Cambs, PE29 3TN

Huntingdonshire DISTRICT COUNCIL

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

The How

Address Line 1

Houghton Road

Address Line 2

Address Line 3

Cambridgeshire

Town/city

St Ives

Postcode

PE27 6RP

Description of site location must be completed if postcode is not known:

Easting (x)

530167

Northing (y)

271914

Description

Applicant Details

Name/Company

Title

Mr

First name

Phil

Surname

Spears

Company Name

Address

Address line 1

69 Queens Road

Address line 2

Address line 3

Town/City

Hertford

County

Country

GB

Postcode

SG13 8BB

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

In 2019, Planning was approved for a development of 18 new build houses and 1 refurbishment of a Grade 2 listed Gatehouse.
To access the 18 new build houses would require the existing driveway to be raised by 300mm, in order to protect the tree roots along the 400m of driveway.

The condition on which the Road construction, management and maintenance details were covered in Condition 27.

This condition has been discharged based on the following road construction:

1. The Geocell Tree Protection system, which was the main purpose of raising the road
2. A Gravel Retention System which would provide a top layer of semi permeable surface which would allow vehicles to safely drive along the raised driveway.
   Specified in the Condition as Bodpave 85, however this product,

Reference number

Original Planning Application: 19/02280/FUL

Date of decision (date must be pre-application submission)

28/07/2021

Please state the condition number(s) to which this application relates

Condition number(s)

Coindition 27 - Roads construction, management and maintenance

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

06/12/2021

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- [x] Yes
- [ ] No

If Yes, please indicate which part of the condition your application relates to

For Point 1: The developers have followed the Planning condition to the letter and installed Geocell Tree Protection system and all parties are happy with this.
For Point 2: The developers went with an alternative but similar Gravel Protection system, rather than the Bodpave 85 which was specified in the Condition.

The reason being is when compared online, the Bodpave 85, was for heavy industrial use and would require further terram membrane laying.

Also the manufacturers recommend states NOT to overfill the Bodpave cells, which are 50mm deep. Consequently, the top of the plastic gravel

retention cells would show through on the drive, and be unsightly.

Consequently the developer selected a different gravel retention system (Beaufort Gravel rings), which when compared online was an equivalent

UK manufactured Gravel Retenetion system, with the main difference being the Beaufort rings were only 25mm deep, however the manufacturer

recommends overfilling by 20-25mm. This would result in the depth of the Gravel above the Geocell Tree Retention system, being 50mm, with the

added bonus that the Beaufort cells came with Terram matting on the underside, which in turn would prevent stones from permeating the cells and

lifting each panel.

The purpose of this application is to get Huntingdonshire District Council (HDC) to amend the discharged Condition 27, to continue stating the

Geocell Tree Protection system which is specific for the benefit og the tress along the Drive, however the installation of a Gravel Retention system,

should not be specifed to Bodpave 85.

The Gravel Retention system is a generic system, to be installed to simply provide a semi permeable top layer above the Geocell system.

As a result, we are simply looking to get the Condition which has been discharged, to be amended to state a generic Gravel Retention system.

Specifying Bodpave 85, is an overkill solution, which is used for heavy traffic (lorries etc), whereas the drive is manly residental traffoc.

Therefore instead of stating Bodpave 85 as the product of choice, it should be amended to be a geenric gravel retention system, which in turn

will ensure no bias or favouritism from HDC on the system being used.

All parties are happy with the Geocell Tree Protection system implemented, whereas we are simply looking to amend the Gravel Retnetion system to a generic product, which will trequire condition 27 which has been discharged to be amended accordingly.

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Detailed on previous paragrap:

1. Tree Protection System = Geocell Tree Protection system.
   All parties are happy with this and this has been laid in accordance with the planning condition. This system comprises the majoprity of the height of the road
   being raised (250mm), the core purpose being to protect the Tree roots from traffic.
2. Gravel Retention System = Condition stated Bodpave 85.
   This is simply the top layer above the Tree protection system, which is to provide a semi permeable layer of gravel which the vehicles will drive on.
   This is simply the final 50mm layer, and does not need to be specified by brand name as there are numerous generic Gravel Retention systems on the market.
   The developer has used Beaufort Gravel Rings which are filled to a depth of 25mm and then overfilled by a further 20-25mm, which in turn hides the plastic
   gravel rings from view and provides a much more aesthetically pleasing finsh. The point being that whilst the Tree Protection system needs specifying the
   Gravel Retention system does not.

Consequently the discharged Condition 27, needs to be amended to remove Bodpave 85 being stipulated and replaced witha Generic Gravel retention system.
  requires to be a depth of c

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

26/01699/S73

Date (must be pre-application submission)

15/09/2026

Details of the pre-application advice received

Applicant was advised to remove the S73 application and replace it with this type of application which is to amend a discharged condition. This has been completed in accordance with the advice provided.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Phil Spears

Date

16/11/2026