Our Ref: 25/80140/COND
Your Ref: RAF Molesworth Condition 3 (C...

27 June 2025

Mr Ben Stalham
WSP in the UK
70 Chancery Lane
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WC2A 1AF

Pathfinder House, St Mary's Street
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Dear Mr Stalham

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

Proposal: Discharge of condition 3 (cycle parking details) of 22/00011/REM

Site address: Mast South West Of Building 401 RAF Molesworth High Street Molesworth

Your client: C/O Agent

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

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Our Ref: 25/80140/COND
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27th June 2025

Dear Mr Stalham

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

Proposal: Discharge of condition 3 (cycle parking details) of 22/00011/REM

Site address: Mast South West Of Building 401 RAF Molesworth High Street Molesworth

Applicant: C/O Agent Skanska

I refer to your application above received on 12 May 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 3 - cycle parking details
Condition - Notwithstanding the submitted details, prior to the first occupation of the office building hereby permitted, full details of the cycle parking facilities associated with the office building shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the number of cycle parking spaces and the design of the parking facility. The development shall be carried out in accordance with the approved details.

Reason - To ensure that sufficient cycle parking spaces are provided.

Approved documents / drawings:
* Landscape general arrangment plan, drawing reference Z9D2474Y18-GNL-77700-ZZ-DR-L-02424 Rev P02, received on 14 May 2025.
* Typical furniture details plan, drawing reference Z9D2474Y18-GNL-77700-ZZ-DR-L-50018 Rev P01, received on 14 May 2025.

Assessment:
HDC Urban Design have reviewed the submitted details and confirmed that these are acceptable.

The submitted drawings indicate the provision of five Sheffield stands (accommodating 10 cycles) located within the car park, outside the secure perimeter fence. These are standard 800mm high stainless steel stands set within concrete paving.

Justification has been provided regarding the number and design of the cycle parking facility; due to the specific operational nature of the building, the anticipated demand for cycle parking is low. Additionally, for security reasons, the need to maintain uninterrupted sightlines across the site precludes the inclusion of a covered shelter, which would ordinarily be required but in this instance would compromise security by creating visual obstructions. On balance therefore, the proposed cycle parking arrangement is considered acceptable in light of the site-specific constraints.

Having regard to the consultee comments it is considered that the cycle parking details are acceptable.

Conclusion:
The details submitted relating to Condition 3 are acceptable to the Local Planning Authority and complies with the submission requirements of the condition. The development shall be undertaken in full accordance with the approved details. Condition 3 can be considered discharged upon completion of the works in accordance with the approved details.

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: 27 June 2025