Our Ref: 24/80355/COND
Your Ref: Discharge of Conditions Malti...

5 June 2025

Mr Cliff Gibson
13 Church Lane
Cottenham
CB24 8SN

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

www.huntingdonshire.gov.uk

Dear Mr Gibson

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

Proposal: Discharge of Conditions 5 (Hard & Soft Landscaping), 6 (Ecological Enhancements) and 10 (Cycle Store) for 24/01120/FUL

Site address: Land West Of Grove Cottage Malting Lane Ellington

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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5th June 2025

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

Proposal: Discharge of Conditions 5 (Hard & Soft Landscaping), 6 (Ecological Enhancements) and 10 (Cycle Store) for 24/01120/FUL

Site address: Land West Of Grove Cottage Malting Lane Ellington

I refer to your application above received on 16 October 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 5 - Hard & Soft Landscaping
No development above slab level shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

(a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
(b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;
(c) a hard landscaping plan, indicating location, manufacturer, type, colour and size;

Any trees or plants which are planted in connection with the approved soft landscape details which within a period of five years from planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of the same size and species as those originally approved.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

Documents/Drawings:
Landscaping Layout Version 001 dated 16th October 2024 received by the Local Planning Authority on the 16th October 2024
Biodiversity Method Statement dated 16th October 2024 received by the Local Planning Authority on the 16th October 2024
Proposed Building Materials dated 27th June 2024 Planning Reference PP-13105573 including Hard Landscaping Details approved under Planning Permission 24/01120/FUL received by the Local Planning Authority on 27th June 2024

Assessment:
The submitted documents have been reviewed and are considered to ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

Part or all of the development area falls within the Alconbury and Ellington Internal Drainage Board (IDB). The comments from the IDB are noted, however this is a separate issue outside of the planning approval regime and the Local Planning Authority cannot delay the decision on this application whilst the approval of the IDB is sought for works within 9m of the Board's watercourse.

All increased discharges proposed to enter watercourses directly or indirectly or any works affecting watercourses or access to or along them for maintenance if the site is within the Board's district will require IDB consent. Please note that the ability to implement a planning permission may be dependent on the granting of the consents. It is therefore recommended that you contact the IDB to discuss their requirements. Further information is available at: https://middlelevel.gov.uk/

You are advised that you must comply with the requirements of the IDB under the Land Drainage Act, 1991 and associated byelaws prior to the commencement of work on site.

Therefore, Condition 5 is discharged.

Condition 6 - Ecological Enhancements
No development above slab level shall take place until a Biodiversity Method Statement which provides details of how the recommendations contained in the Preliminary Ecological Assessment by Arbtech consultants dated September 2021 report by will be carried out has been submitted to and approved in writing by the Local Planning Authority. The details shall include but not be limited to; specification, location, timing, an implementation programme, maintenance, and monitoring. The development shall be carried out in accordance with the approved details.

Reason: 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 dated 16th October 2024 received by the Local Planning Authority on the 16th October 2024

Assessment:

The submitted document has been reviewed and are considered to satisfy the condition requirements to ensure the conservation and enhancement of on-site biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Part or all of the development area falls within the Alconbury and Ellington Internal Drainage Board (IDB). The comments from the IDB are noted, however this is a separate issue outside of the planning approval regime and the Local Planning Authority cannot delay the decision on this application whilst the approval of the IDB is sought for works within 9m of the Board's watercourse.

All increased discharges proposed to enter watercourses directly or indirectly or any works affecting watercourses or access to or along them for maintenance if the site is within the Board's district will require IDB consent. Please note that the ability to implement a planning permission may be dependent on the granting of the consents. It is therefore recommended that you contact the IDB to discuss their requirements. Further information is available at: https://middlelevel.gov.uk/

You are advised that you must comply with the requirements of the IDB under the Land Drainage Act, 1991 and associated byelaws prior to the commencement of work on site.

Therefore, Condition 6 is discharged.

Condition 10 - Cycle Store
Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place, until details of the provision of cycle stores for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the siting, appearance and materials where appropriate. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied or the use commenced and shall be retained as such.

Reason: In the interest of visual amenity and to promote sustainable modes of transport in accordance with Policies LP11, LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Documents/Drawings:
Bin and Cycle Store Document version 001 dated 16th October 2024 received by the Local Planning Authority on the 16th October 2024

Assessment:
The submitted document has been reviewed and are considered to satisfy the condition requirements in the interest of visual amenity and to promote sustainable modes of transport in accordance with Policies LP11, LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Therefore, Condition 10 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



Clara Kerr
Chief Planning Officer
Date: 5 June 2025