www.huntsdc.gov.uk
Email: mail@huntsdc.gov.uk
Tel: 01480 388418

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: 1

Suffix:

Property Name:

Address Line 1: Tinkers Lane

Address Line 2:

Address Line 3: Cambridgeshire

Town/city: Sawtry

Postcode: PE28 5TF

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

Easting (x): 516819

Northing (y): 283799

Description:

Applicant Details

Name/Company

Title

Mr

First name

J

Surname

Potter

Company Name

Address

Address line 1

1 Tinkers Lane

Address line 2

Address line 3

Town/City

Sawtry

County

Cambridgeshire

Country

Postcode

PE28 5TF

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Thomas

Surname

Mann

Company Name

TMV Architects

Address

Address line 1

The Repeater Station,

Address line 2

London Road

Address line 3

Norman Cross

Town/City

Peterborough

County

Country

United Kingdom

Postcode

PE7 3TB

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

Proposed new 1.5 storey dwelling and garage with access

Reference number

21/02062/FUL

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

25/02/2022

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

Condition number(s)

C12 and C13

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

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

C12
A metalled surface shall be provided for a minimum distance of 5m along the access road from its junction with the public highway. No works shall commence on site unless/until details of wheel washing facilities associated with the proposals have been submitted to and approved in writing by the Local Planning Authority.

We are happy to provide a 5m metalled surface along the access road from the highway, this is shown on drawing 631_013.
Our client has sought a quote of £12,000 for hiring a wheelwash facility. This is not viable on a one off build. The wheelwash facility also requires three phase electric which in itself is a big cost uplift but more importantly requires road closures to get it to the site, applications to Highways etc. This will take months, which we don't have given the planning elapses in February 2025.
The builder has suggested they will lay the driveway first and cap it off with type1 granite along with keeping all muck away to the use of grab lorries. They don't expect to have any more then 1 lorry visiting the site daily and all wheels will be washed by a jet wash deep within the site before leaving site. They can guarantee this would keep the site and public highway in good clear order. Please could this be considered as an alternative to a industrial wheel wash facility.

C13
Prior to the commencement of any works, an updated Tree Protection Plan shall be submitted to the Local Planning Authority for confirmation in writing.

Please refer to drawing 631_013 showing Tree Protection Plan

Site Visit

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

◯ Yes
⊘ No

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

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

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

◯ Yes
⊘ No

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

Marcus Vanner

Date

21/10/2024