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

Suffix

Property Name

Hare Meadow Cottage

Address Line 1

Loop Road

Address Line 2

Address Line 3

Cambridgeshire

Town/city

Keyston

Postcode

PE28 0RE

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

Easting (x)

504398

Northing (y)

275206

Description

Applicant Details

Name/Company

Title

First name

Simran

Surname

Payne

Company Name

WILSON BROWNE SOLICITORS

Address

Address line 1

19 Medlicott Close

Address line 2

Address line 3

Town/City

Corby

County

Country

Postcode

NN18 9NF

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

First name

S

Surname

PAYNE

Company Name

WILSON BROWNE SOLICITORS

Address

Address line 1

ASH CLOSE

Address line 2

19 MEDLICOTT CLOSE

Address line 3

CORBY

Town/City

County

Country

United Kingdom

Postcode

NN18 9NF

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

Beehive Cottage Loop Road Keyston Huntingdon.

Property built in question is now Hare Meadow Cottage Loop Road Keyston Huntingdon PE28 0RE

Reference number

22/01033/S73 - Discharge of Condition 10.

Confirmation The property was built under 20/01606/FUL

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

03/05/2022

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

Condition number(s)

10

Has the development already started?

- [x] Yes
- [ ] No

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

12/03/2025

Has the development been completed?

- [x] Yes
- [ ] No

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

06/04/2023

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

Confirmation that planning condition 10 has been discharged and confirmation the property was built under 20/01606/FUL

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

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

Planning Ref: 22/01033/S73

Date (must be pre-application submission)

02/06/2025

Details of the pre-application advice received

Dear Mr and Mrs Payne

Thank you for your email and no need to apologise so profusely – it happens more often than you may think and it sounds like you have been extremely busy. It may be that your concerns are unfounded, and I may be able to offer some comfort which you can pass on to your Solicitor.

On reviewing the decision notice it appears that all but one of the conditions were compliance conditions (and so these do not require any formal discharge). The only condition requiring formal submission, review and hopefully discharge was condition 10. This was imposed following advice from CCC as the Local Highways Authority and is a typical condition.

Whilst it is true that this should have been discharged prior to occupation we can still consider it retrospectively. We will never be able to discharge the condition as it has been breached, but, if details are provided which are deemed acceptable (following us consulting CCC Highways) then we can issue a decision which confirms the details as acceptable but not discharged.

In terms of timescales, I can't see any application to discharge this on file at present. If your Solicitor has a reference number please can you provide this to me? I will then find out which Officer this has been allocated to and try to expedite it. Please be aware that we are reliant on CCC Highways for comments though and so we are not fully in control of the timescale on this. If they then object to the detail provided we will have to go back to the drawing board but will cover this if and when it occurs.

In terms of comfort, this is not an irregular issue and, whilst not recommended practice on occasion conditions are dealt with retrospectively. My informal officer view is that this would not result in serious implications to future occupants in terms of enforcement action. In the event that a complaint were logged then the first step would be to attempt to regularise the issue in the manner I have described above. If there was serious non-compliance/the works are unacceptable and hazardous with no willingness to correct it may be that my colleagues in Enforcement would take action but this would be on a case-by-case basis dependent on the level of harm and public interest. First options would always be to engage and try and resolve amicably.

I hope that this is helpful and provides some reassurance as to the limited scale of the issue.

Kind regards

Kevin Simpson
Senior Development Management Officer
Development Services

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

S PAYNE

Date

17/06/2025

Amendments Summary

Planning condition 10 to be discharged - evidence supplied