Our Ref: 25/80146/COND
Your Ref: 13 Pund Close Conditions

18 July 2025

Mr Paul Warrington
Visual Creations Ltd
36 Longstanton Road
Over
Cambridgeshire
CB24 5PP

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Dear Mr Warrington

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

Proposal: Discharge of condition 4 (Tree Protection - Details) of 25/00351/HHFUL

Site address: 13 Pound Close Hail Weston St Neots PE19 5JT

Your client: Dan & Zoe Allcock

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

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Huntingdon. PE29 3TN
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18th July 2025

Dear Mr Warrington

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

Proposal: Discharge of condition 4 (Tree Protection - Details) of 25/00351/HHFUL

Site address: 13 Pound Close Hail Weston St Neots PE19 5JT

Applicant: Dan & Zoe Allcock

I refer to your application above received on 14 May 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 4 - Tree Protection - Details
No development, demolition, clearance or preparatory operations (including excavations and archaeology), hereafter referred to as "the works", shall commence on site in connection with the development hereby approved, until a Tree Protection Plan has been submitted to, and approved in writing by the Local Planning Authority. The approved Tree Protection Plan shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works, be retained intact for the duration of the construction works and only be removed or altered with the prior written approval of the Local Planning Authority.

Any trees, shrubs or hedges covered by the agreed protection measures, which die or become severely damaged either from natural causes or as a result of the construction works; during the construction works or within five years from the completion of the construction works, shall be replaced with trees, shrubs or hedge plants of similar size and species, unless otherwise agreed in writing with the Local Planning Authority. Replacement planting to be undertaken by the end of the next available planting season.

Reason: This is a pre-commencement condition to ensure that initial site operations do not harm any trees, shrubs and hedges to be retained on and adjacent to the site (and if necessary their replacement) in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

Documents/Drawings:

Arboricultural Method Statement with Tree Protection Plan v397ams/CJO/2804 (dated 8th May 2025) Received 14th May 2025

Consultation:

The Tree Officer has reviewed the submitted document and confirms the RPA's and Protective measures necessary in this development. They are happy that the protective fencing is of a design that will prevent access and damage to the rooting areas of the two large trees. This will need to be installed prior to works beginning and only be removed once everything is complete.

Conclusion:

Condition 4 is therefore discharged. It remains for the development to be carried out in accordance with the approved Arboricultural Method Statement and associated Tree Protection Plan.

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

C. Kerr

Clara Kerr
Chief Planning Officer
Date: 18 July 2025
Agent