Our Ref: 25/80031/COND
Your Ref: Extension of Agricultural Bar...

10 April 2025

Mr David Hopkins
The Manor
Fen Road
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Dear Mr Hopkins

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning conditions

Proposal: Discharge of Conditions 7 (BNG Monitoring Plan) and 9 (Tree Protection Plan) for 24/00425/FUL

Site address: Land South Of Fen Road Industrial Estate Fen Road Pidley

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

Proposal: Discharge of Conditions 7 (BNG Monitoring Plan) and 9 (Tree Protection Plan) for 24/00425/FUL

Site address: Land South Of Fen Road Industrial Estate Fen Road Pidley

I refer to your application above received on 5 February 2025 and the plans, drawings and documents which form part of the application as described below.

The following conditions are Approved

Condition 7 - BNG Monitoring Plan
Condition wording:

"No development shall commence until a Biodiversity Monitoring Plan to ensure that there is a minimum 10% net gain in biodiversity within a 30-year period as a result of the development has been submitted to and agreed in writing by the Local Planning Authority. The Biodiversity Management Plan shall include 30-year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports.

Monitoring reports shall be submitted to the Local Planning Authority during years 1, 5, 10, 20 and 30 from commencement of the development, unless otherwise stated in the Biodiversity Management Plan, demonstrating how the Plan is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

Reason: To ensure the conservation and enhancement of biodiversity and delivery of 10% Biodiversity Net Gain (BNG). To ensure the habitats formed are maintained for at least 30 years in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036 and

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021)."

Documents submitted:

Biodiversity Monitoring Plan prepared by Greenwillows Associates Ltd, dated February 2025 and received by the Local Planning Authority on the 5th of February 2025.

Consultee comments:

HDC's Ecology Officer has reviewed the submitted document and is satisfied that it accords with the aims of the condition and the policies and legislation therein. As such, they are satisfied that the submission element of the condition can be discharged.

Conclusion:

Having regard to the level of detail submitted alongside the advice of specialists (as above) it is considered that the submission element of Condition 7 of 24/00425/FUL is hereby discharged. It remains for the works to be completed and monitoring reports to be submitted in accordance with the approved details.

Condition 9 - Tree Protection Plan
Condition wording:

"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 (Planting season is 1st November to 31st March).

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 Policies LP12 and LP31 of the Huntingdonshire Local Plan to 2036."

Documents/plans submitted:

*Tree Protection Plan
*Plan showing location and diameter of trees received by the Local Planning Authority on the 5th of February and 4th of April 2025 respectively.

Consultee comments:

HDC's Arboricultural Officer has assessed the submitted information and is satisfied that there will be no significant impact on trees providing that the measures are adhered to. As such, the submission element of the condition can be discharged.

Conclusion:

Initially, there was insufficient information available to assess the impacts, following the new detail provided on the 4th of April and the advice of specialists (as above) it is considered that the development will accord with the aims of the condition and the policies therein. The submission element of Condition 9 of 24/00425/FUL is hereby discharged. It remains for the works to be completed 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: 10 April 2025