www.huntsdc.gov.uk
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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

Priory Centre

Address Line 1

Priory Lane

Address Line 2

Address Line 3

Cambridgeshire

Town/city

St Neots

Postcode

PE19 2BH

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

Easting (x)

518089

Northing (y)

260332

Description

Applicant Details

Name/Company

Title

First name

Surname

Caldbeck

Company Name

Huntingdonshire District Council

Address

Address line 1

Pathfinder House

Address line 2

St Mary's Street

Address line 3

Town/City

Huntingdon

County

Cambridgeshire

Country

United Kingdom

Postcode

PE19 3TN

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

Angel

Surname

Madix

Company Name

AOC Architecture Ltd

Address

Address line 1

Unit 61, Regent Studios

Address line 2

8 Andrews Road

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

E8 4QN

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

9. Condition.
No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:
a) The statement of significance and research objectives;
b) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
c) The timetable for the field investigation as part of the development programme;
d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.
Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigaion, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with Local Plan Policy LP34 and national policies contained in the National Planning Policy Framework (2023).

11. Condition.
The development hereby permitted shall be carried out in accordance with recommendations contained within Chapters 5 and 6 of the submitted Noise Impact Assessment undertaken by dBx Acoustics Ltd (report reference 23062-R02B-SW, dated 26 February 2024) and thereafter retained in accordance with the approved details.
Reason: To protect the amenity of nearby properties in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

12. Condition.
The development, hereby permitted, shall be carried out in accordance with Section 6 (Flood Risk Management Strategy) of the submitted Flood Risk Assessment & Drainage Strategy by Simple Works Ltd dated August 2024. The measures shall thereafter be retained in accordance with the approved details.
Reason: To prevent the increased risk of flooding in accordance Policy LP5 of the Huntingdonshire Local Plan to 2036.

22. Note to applicant.
Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.
If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus.

Reference number

24/00515/HDC

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

25/09/2024

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

Condition number(s)

Condition 9
Condition 11
Condition 12
Condition 22

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

Condition 9 - Document "Border Archaeology; WSI; Priory Centre, St Neots; October 2024" from the Archaeologist presents a Written Scheme of Investigation. The WSI commits to the work being undertaken (Sections 7, 8 and 9) and Section 10 relates to the on-site works.

Condition 11 - Document "23062-L05-SW Priory Centre Facade Assessment" from the Acoustic Consultant summarising acoustic recommendations and certifying where proposed constructions meet Local Authority requirements

Condition 22 - Document "W.000960-L01" from the MEPH Engineer certifying that the proposed works do not impact on the Cadents assets currently installed within the site boundary.

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

AOC Architecture

Date

06/11/2024