From:	Simpson, Kevin (Planning)
To:	Adrian Bussetil
Subject:	RE: Withdrawal of C6: Discharge of Conditions 24/80080/COND
Date:	20 May 2024 16:16:58
Attachments:	image003.png image004.png image005.png

Many thanks Adrian, much appreciated. I have written this up today. Just to be clear, the overall decision will be 'acceptable not discharged' as we cannot issue split decisions. This is because C4 required discharge prior to development beyond slab level and so is in breach. However, I have made it clear under each individual condition that the submission is acceptable, it just means that the decision will need to be read to determine each aspect.

Thank you as always for your assistance.

Kind regards

Kevin Simpson
Development Management Officer
Development Services
Corporate Delivery
Huntingdonshire District Council

01480 388424 (Planning Customer Services – not direct dial)
07547 671902 (Mobile Telephone)
kevin.simpson@huntingdonshire.gov.uk

Please visit the Planning Pages of our new website at http://www.huntingdonshire.gov.uk/planning for all planning related enquiries, including full details of the pre-application services we are providing.

Any comments represent the informal opinion of an officer of Huntingdonshire District Council. These comments are made without prejudice to any eventual determination through the planning process.

From: Adrian Bussetil <adrian@planningandarchitecture.co.uk>
Sent: Friday, May 17, 2024 11:12 AM
To: Simpson, Kevin (Planning) <Kevin.Simpson@huntingdonshire.gov.uk>
Cc: Queenie Cheng <queenie@planningandarchitecture.co.uk>; Tom Lumley <tommichelle@icloud.com>

Subject: Withdrawal of C6: Discharge of Conditions 24/80080/COND

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Hi Kevin,

On the understating that the soft landscaping regimes needs further information/refinement but everything else is acceptable then I agree to withdrawal of C6 from the description to enable the other conditions to be approved.

I will review the soft landscaping details with Tom and revert with a fresh application as soon as possible.

Best regards

Adrian

Adrian Bussetil
BA(Hons) DipUP MRTPI

Director
Partners in Planning and Architecture Ltd
Suite 2
Clare Hall
St Ives Business Park
Parsons Green
St Ives
PE27 4WY

Tel: +44 (0)1480 494969
Mobile: +44 (0)7715 002100
Email: adrian@planningandarchitecture.co.uk

Before printing, think about the environment

From: Simpson, Kevin (Planning) <Kevin.Simpson@huntingdonshire.gov.uk>
Sent: Friday, May 17, 2024 6:12 AM
To: Adrian Bussetil <adrian@planningandarchitecture.co.uk>; Queenie Cheng <queenie@planningandarchitecture.co.uk>
Subject: Discharge of Conditions 24/80080/COND

Good morning Adrian and Queenie

I hope you are both well. Apologies to contact you again about this one but I have received the below feedback from the Landscapes Officer and so cannot presently discharge C6 of the permission. Unfortunately, as we have already accepted new/amended documents on this application I will need to progress to determination now and so recommend that we withdraw C6 from the description so that I can deal with C4, C7 and C15 and issue the decision on those then deal with C6 at a later date once you have reviewed and brought everything together. For ease I have attached the original comments from HDC Landscapes (which you may or may not have seen previously) so that you can see what the Landscape Officer is referring to. Naturally any revisions will need to take into account the matters agreed under C4 (to ensure that any landscaping to enhance biodiversity is retained).

I hope that you'll agree that this is the best way to proceed as I can no longer issue a split decision and so at present, whilst I can detail that the details submitted for the other conditions are acceptable the overall decision will be a refusal.

If you could let me know if this s the way you wish to proceed please I will move forward.

Kind regards

Landscape comments

I cannot support the discharge of Condition 6 due to the following parts: *Soft landscaping shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants noting species, plant sizes, proposed numbers and densities where appropriate, and full details of landscape maintenance regimes after the completion of works.*

More detail is required, for example:

- **Prunus Lusitanica Hedge L4655cm should specify size of plants and planting density – double staggered row? Single row? number of plants per m?**
- **Wildflower and Natural Grass Area – Species mix? Sowing rate? Landscaping operations proposed for establishment?**
- **Trees: More details of size class (DBH) of std & heavy std required. Tree protection & support? Watering volumes and frequency? Mulching?**

I also feel that the recommendations made by a previous Landscape Consultancy (21/00943/FUL) have been missed. I refer to*: 'The proposed trees, particularly to the north of the site, should incorporate some of the large growing species identified to ensure a resilient mix and good canopy cover is achieved.'* With reference to plot 1 trees to the north:



Paragraph 3.4.3 of the PEA (21/00943/FUL) identified these as *Quercus robur, Fagus sylvatica, Sorbus aucuparia, Betula pendula, Acer campestre, Prunus sp.* etc. Please see observations 3 & 5 in the attached landscape consultation on 17/02/2022.

Kevin Simpson
Development Management Officer
Development Services
Corporate Delivery
Huntingdonshire District Council

01480 388424 (Planning Customer Services – not direct dial)

07547 671902 (Mobile Telephone)
✉ kevin.simpson@huntingdonshire.gov.uk

Please visit the Planning Pages of our new website at http://www.huntingdonshire.gov.uk/planning for all planning related enquiries, including full details of the pre-application services we are providing.

Any comments represent the informal opinion of an officer of Huntingdonshire District Council. These comments are made without prejudice to any eventual determination through the planning process.



Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived