Our Ref: 25/80002/COND
Your Ref: Brooklands, Broughton - Condi...

20 March 2025

Mrs Dana Raydan
Raydan Watkins Architects ltd
20 Beech Drive
Trumpington
Cambridge
CB2 9PR

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk
01480 388424

www.huntingdonshire.gov.uk

Dear Mrs Raydan

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition

Proposal: Discharge of condition 4 (Tree Protection) of 24/01381/HHFUL

Site address: Brooklands Causeway Road Broughton Huntingdon

Your client: Mr Michael Monnelly

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
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

01480 388424

www.huntingdonshire.gov.uk

Mrs Dana Raydan
Raydan Watkins Architects ltd
20 Beech Drive
Trumpington
Cambridge
CB2 9PR

Our Ref: 25/80002/COND
Your Ref: Brooklands, Broughton - Condi...

20th March 2025

Dear Mrs Raydan

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

Proposal: Discharge of condition 4 (Tree Protection) of 24/01381/HHFUL

Site address: Brooklands Causeway Road Broughton Huntingdon

Applicant: Mr Michael Monnelly

I refer to your application above received on 6 January 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition is Approved

Condition 4 - Tree Protection
Condition - 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 Policies LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

Documents/Drawings:

Arboricultural Method Statement with Tree Protection Plan (dated 18.12.2024) Received 6th January 2025

Consultation:

Tree Officer has reviewed the submitted document and his concerns in respect of potential damage to the crowns and stems of the trees, the rooting environments and storage/movement of equipment have been alleviated. The works on site must be carried out in strict accordance with this submitted information to limit the impact of construction on the retained trees.

Conclusion:

Condition 4 is therefore discharged. It remains for the development to be carried out in accordance with the approved Arboricultural Method Statement with 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: 20 March 2025