[redacted]

From: [redacted]
Sent: 22 January 2025 13:09
To: Marie Roseaman
Cc: DMAdmin; Trees
Subject: 24/80432/COND - 63 High Street, Offord D'Arcy
Attachments: 24 80432 COND - 63 High Street Offord D'Arcy St Neots.docx

Categories: [redacted]

Dear Marie,

Following a recent request to provide my comments on the above application, please find attached a Condition Discharge Form and a summary of the information required and submitted.

Please note that the condition 13 for 'Bikes and Storage' would require someone else's input.

Should you need anything further, please do not hesitate in contacting me.

Kind regards,

[redacted]

Huntingdonshire DISTRICT COUNCIL

[redacted] **BSc, MArborA, DipArb L4(ABC)**
Arboricultural Officer
Phone Phone [redacted]
Mobile [redacted]
Working Hours: Mon - Fri

You are advised that to undertake work to a listed building without listed building consent (or the undertaking of work without the prior discharge of conditions attached to a listed building consent) is a criminal offence under the Planning (Listed Buildings and Conservation Areas Act) 1990. These works may lead to the Council instigating a prosecution or enforcement action against you.

Please be advised that the contents of this Email represents the informal opinion of an Officer of Huntingdonshire District Council. These comments are made without prejudice to the eventual determination of any planning application that may be submitted.

Arboricultural Consultation

Proposal: 24/80432/COND	**Location: 63 High Street, Offord D'Arcy, St Neots, PE19 5RF**
Case Officer: Andrea Dollard	**Application:**

Policy:

Condition 4 - Condition - No development, demolition, clearance or preparatory operations (including excavations and archaeology) shall commence on site in connection with the development hereby approved until an Arboricultural Method Statement in accordance with BS5837 has been submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved Statement.

Reason - This is a pre-commencement condition to ensure suitable protection of the trees on and adjacent to the site for the whole duration of the construction works pursuant to this permission and in the interests of visual amenity, and to enhance the character and appearance of the site. This condition is pre-commencement to ensure that site operations do not harm any trees, shrubs and hedges to be retained.

Condition 5 - 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 subject to the protection measures which die or become severely damaged within five years from the completion of the construction works shall be replaced with trees, shrubs or hedge plants of similar size and species.

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.

Condition 6 - No development shall commence until details of the foul and surface water drainage for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the development hereby approved.

Reason - To ensure sustainable design and use of water and to minimise the risk of flooding due to surface water run-off in accordance with Policies LP12 and LP15 of the Huntingdonshire Local Plan to 2036.

This information has been provided and is it acceptable.

Condition 13 - Prior to the occupation of the development hereby permitted, full details of cycle and bin stores shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to occupation of the development.

Reason - In the interests of neighbour and visual amenity in accordance with the requirements of Policies LP12 and LP14 of the Huntingdonshire Local Plan to 2036.

Information not provided or requiring alternative specialist input.

Recommendations:

Recommend discharge of Conditions 4, 5 and 6. Whilst 13 – Bin Stores and Storage would require alternative input.	
Signed [redacted]	**Date: 22/01/2025**