Our Ref: 25/80051/COND
Your Ref: Stonely Planning Phase 1

4 April 2025

Mr Adrian Cook
Cook and Cook Consultancy Ltd
2 Water Lane
Oakington
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CB24 3AL

Pathfinder House, St Mary's Street
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Dear Mr Cook

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition(s)

Proposal: Discharge of conditions 6 (Landscaping), 8 (Archaeology), 9 (Foul and surface water), 10 (Biodiversity enhancements) and 15 (bin and bike stores) of 22/00793/FUL

Site address: Stonely House 37 - 41 Main Road Stonely St Neots

Your client: Mr Tom Salkield

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

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Dear Mr Cook

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

Proposal: Discharge of conditions 6 (Landscaping), 8 (Archaeology), 9 (Foul and surface water), 10 (Biodiversity enhancements) and 15 (bin and bike stores) of 22/00793/FUL

Site address: Stonely House 37 - 41 Main Road Stonely St Neots

Applicant: Mr Tom Salkield Atomica Limited

I refer to your application above received on 14 February 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 6 - Landscaping
Condition - No development above slab level shall take place in connection with the development hereby approved until full details of:
i. Hard landscape works, to include but not be limited to, full details of boundary treatments (including the position, height, design, material) to be erected and paved surfaces (including manufacturer, type, colour and size);
ii. Soft landscape works, to include planting plans (which show the relationship to all underground services and the drainage layout), written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants noting species, plant sizes, proposed numbers and densities, tree pit details (where appropriate) including, but not limited to, locations, soil volume in cubic metres, cross sections and dimensions;
iii. Full details of landscape maintenance regimes;
iv. An implementation programme for the landscape works;

have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in full in accordance with the approved details.

Any trees or plants which are planted in connection with the approved soft landscape details which within a period of five years from planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of the same size and species as those originally approved.

Reason - In the interests of visual amenity and to enhance the character and appearance of the site in accordance with Policies LP10, LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

Documents/ Drawings:
Drawing reference S667-DC-01B - Proposed Hard and Soft Landscaping Plan.

Conclusion:
Officers have reviewed the submitted documents and consider that the details submitted are sufficient and acceptable. There have been some concerns raised by the Urban Design officer and Landscape Officer, however, this was previously agreed on the decision letter for 24/80336/COND but could not be approved as other conditions were not acceptable at that time, therefore recommended for discharge again as these details have not changed.

Therefore Condition 6 is discharged in full.

Condition 8 - Archaeology
Condition - No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work that has been secured in accordance with a written scheme of investigation (Wintertree Software Inc.), which has been submitted to and approved by the local planning authority in writing. For land that is included within the Wintertree Software Inc., no demolition/development shall take place other than under the provisions of the agreed Wintertree Software Inc., which shall include:

a) the statement of significance and research objectives;

b) The programme and methodology of site 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 investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2019).

Documents/ Drawings:
Albion Historic Building Recording
Albion Archaeological Trial Trench Evaluation

Consultations:
CCC Archaeology have been consulted and comments that they support the discharge condition 8.

Conclusion:
Officers have reviewed the submitted documents and comments received from the CCC Archaeological Officer. Officers consider that the details submitted are sufficient and acceptable to discharge condition 8. This was previously agreed on the decision letter for 24/80336/COND but could not be approved as other conditions were not acceptable at that time.

Therefore Condition 8 is discharged in full.

Condition 9 - Foul and surface water
Condition - 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.

Documents/ Drawings:
Proposed Foul and surface Water Drainage Drawing Number S667-DC-02

Conclusion:
Officers have reviewed the submitted details and note that the surface water is directed to two separate soakaway cages and a ditch and the foul water is connected to the main sewer line and therefore conclude that the drainage details submitted are considered to be acceptable. This was previously agreed on 24/80248/COND but could not be approved as other conditions were not acceptable at that time. It is the responsibility of the applicant/developer to seek the permission of the owner of the drain to be able to discharge into their system.

Therefore Condition 9 is discharged in full.

Condition 10 - Biodiversity enhancements
Condition - No development above slab level shall take place until a detailed Biodiversity Enhancement scheme has been submitted to and approved in writing by the Local Planning Authority. The details shall include but not be limited to; specification, location, timing, an implementation programme, maintenance, and monitoring. The development shall be carried out in accordance with the approved details.

Reason - To help minimise the impact of the development upon biodiversity and seek to secure a net gain in biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Documents/ Drawings:
Biodiversity Enhancement Strategy Report

Consultations:

HDC Ecology team have been consulted and comments that the details submitted are sufficient and acceptable to discharge condition
10.

Conclusion:
Officers have reviewed the submitted documents and consider that the details submitted are sufficient and acceptable. This was previously agreed on the decision letter for 24/80336/COND but could not be approved as other conditions were not acceptable at that time.

Therefore Condition 10 is discharged in full.

Condition 15 - Bin and bike stores
Condition - 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.

Documents/ Drawings:
Drawing reference S667-DC-04 - Proposed Bin and Cycle Store Details

Conclusion:
Officers have reviewed the submitted documents and consider that the details submitted are sufficient and acceptable to discharge condition 15. Urban design and LAndscpaing have raised some concerns, however, this was previously agreed on the decision letter for 24/80336/COND but could not be approved as other conditions were not acceptable at that time, therefore recommended for discharge again as these details have not changed.

Therefore Condition 15 is discharged in full.

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: 4 April 2025
Agent