Our Ref: 24/80434/COND
Your Ref: 72A Green End Road, Sawtry

3 January 2025

Mr Chris McCrae
Campbell McCrae Ltd
Chapel House
5 The Stiles
Godmanchester
Huntingdon
PE29 2JF

Pathfinder House, St Mary's Street
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Dear Mr McCrae

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

Proposal: Discharge of Condition 3 (Cycle Storage) and 8 (Bin Store Details) of 24/01729/FUL.

Site address: 72 Green End Road Sawtry Huntingdon PE28 5UY

Your client: Mr Peter Collett

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

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3rd January 2025

Dear Mr McCrae

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

Proposal: Discharge of Condition 3 (Cycle Storage) and 8 (Bin Store Details) of 24/01729/FUL.

Site address: 72 Green End Road Sawtry Huntingdon PE28 5UY

Applicant: Mr Peter Collett Aspen Payments

I refer to your application above received on 11 December 2024 and the plans, drawings and documents which form part of the application as described below.

The following conditions are Approved

Condition 3 - Cycle Storage
Condition 3 (Cycle Store) wording:
"Notwithstanding the details shown on the plans, the dwelling hereby permitted shall not be occupied, until details of the facilities for the provision of secure covered cycle parking have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the dwelling is occupied and shall be retained as such."

Submitted documents/drawings:
o Condition 3&8 - Cycle and Bin Store Details (dwg non 2440_05)

Secure cycle storage is proposed at the front of the building but set back from the principal elevation. The proposed storage structure would be constructed using timber and sized to accommodate 3 bicycles (one per bedroom). The submitted details are acceptable as they ensure the appropriate provision for the secure storage of bicycles and accord with Policies

LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Condition 3 is therefore discharged in full.

Condition 8 - Bin Store Details
Condition 8 (Bin Store) wording:
"Notwithstanding the details shown on the plans hereby approved, the use hereby permitted shall not commence, until details of the provision of bin stores for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include, siting, means of enclosure, appearance and materials where appropriate. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained and only used as such."

Submitted documents/drawings:
- Condition 3&8 - Cycle and Bin Store Details (dwg non 2440_05).

Bin storage is proposed at the front of the building but set back from the principal elevation. The proposed storage structure would be constructed using timber and sized to accommodate 3 refuse bins. The submitted details are acceptable as they ensure the secure storage of bins in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Condition 8 is therefore 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



Clara Kerr
Chief Planning Officer
Date: 3 January 2025