Our Ref: 24/80363/COND
Your Ref: 1 TINKERS LANE, SAWTRY - Cond...

3 January 2025

Mr Thomas Mann
TMV Architects
The Repeater Station,
London Road
Norman Cross
Peterborough
PE7 3TB

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

www.huntingdonshire.gov.uk

Dear Mr Mann

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

Proposal: Discharge of conditions 12 (Metalled Surface) and 13 (TPP) of 21/02062/FUL

Site address: 1 Tinkers Lane Sawtry Huntingdon PE28 5TF

Your client: Mr J Potter

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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3rd January 2025

Dear Mr Mann

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

Proposal: Discharge of conditions 12 (Metalled Surface) and 13 (TPP) of 21/02062/FUL

Site address: 1 Tinkers Lane Sawtry Huntingdon PE28 5TF

Applicant: Mr J Potter

I refer to your application above received on 21 October 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 12 - Metalled surface
Condition:

A metalled surface shall be provided for a minimum distance of 5m along the access road from its junction with the public highway. No works shall commence on site unless/until details of wheel washing facilities associated with the proposals have been submitted to and approved in writing by the Local Planning Authority.

Reason:

To prevent mud and extraneous material being deposited on the highway.

Documents/Plans:

*Planning Condition Discharge Letter received by the Local Planning Authority on the 21st of October 2024.

*Revised proposed site plan for planning condition discharge ref 013 Rev A received by the Local Planning Authority on the 20th of November 2024.

Consultee comments:

CCC Highways were consulted and originally requested amended details to show that the 5m sealed surface would be from the highway edge (not just the road edge) and proposed materials. Following these comments the revised plan (detailed above) was provided and passed back to CCC for review. Having done so they raise no objection to the discharge of the condition. They have also noted the comments in relation to the wheel washing (raised by the agent in the letter) and advise that this was added erroneously and should not have been added for development of this scale.

Conclusion:

Having regard to the level of detail submitted alongside the favourable comments from specialists it is considered that the proposals comply with the aims of the condition. The submission element of Condition 12 of 21/02062/FUL is hereby discharged, it remains for the works to be carried out in accordance with the approved details.

Condition 13 - Tree protection
Condition:

Prior to the commencement of any works, an updated Tree Protection Plan shall be submitted to the Local Planning Authority for confirmation in writing.

Reason:

In the interests of safeguarding nearby protected trees.

Documents/Plans:

*Planning Condition Discharge Letter received by the Local Planning Authority on the 21st of October 2024.

*Revised proposed site plan for planning condition discharge ref 013 Rev A received by the Local Planning Authority on the 20th of November 2024.

Consultee comments:

HDC's Arboricultural Officer has been consulted and, having reviewed the submitted details confirms that these are in accordance with the British standard and in compliance with the aims of the condition. They are therefore satisfied that this may be discharged.

Conclusion:

Having regard to the level of detail submitted alongside the favourable comments from specialists it is considered that the proposals comply with the aims of the condition. The submission element of Condition 13 of 21/02062/FUL is hereby discharged, it remains for the works to be carried out in accordance with the approved details.

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
Agent