Application Number: 25/00781/REM

TOWN & COUNTRY PLANNING ACT 1990

Reserved Matter(s) following Outline Planning Permission

Leon Delegate
DT Architects Ltd.
25 Priestgate
Peterborough
PE1 1JL
United Kingdom

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **APPROVE** the following matter(s) which had been reserved for later approval in the outline planning permission.

Proposal: Reserved Matters Application relating to the approval of appearance, layout, landscape and scale following outline approval 20/00164/OUT in respect of the construction of 16 Dwellings

Site address: Land West Of Wychwood Church End Hilton

Applicant: Patrick Burke Burmor Construction

in accordance with your application received on 29th April 2025 and plans (listed below) which form part of the application.

C. Kerr

Clara Kerr

Chief Planning Officer

Date 23rd December 2025

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Plan Type	Reference	Version	Date Received
Tree Protection Plan	02	Rev A	29.04.2025
Tree Protection Plan	02	Rev A	29.04.2025
Swept path analysis	100 (1)	Rev D	09.10.2025
Highway dimensions	101	Rev D	09.10.2025
Preliminary	102	Rev E	21.11.2025
drainage details	103	Rev D	09.10.2025
Section	104	Rev D	21.11.2025
Landscaping	25.19.17.001	Rev D	21.11.2025
Landscaping	25.19.17.002	Rev D	21.11.2025
Floor Plan/s	AB0201	Rev P06	21.11.2025
Floor Plan/s	AB0202	Rev P05	09.10.2025
Floor Plan/s	AB0204	Rev P03	09.10.2025
Floor Plan/s	AB0205	Rev P05	21.11.2025
Floor plans and Elevations	AB0206	Rev P03	09.10.2025



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Elevations	AB0801	Rev P04	21.11.2025
Elevations	AB0802	Rev P06	21.11.2025
Elevations	AB0803	Rev P04	21.11.2025
Elevations	AB0804	Rev P06	09.10.2025
Elevations	AB0805	Rev P03	09.10.2025
Elevations	AB0806	Rev P04	21.11.2025
Elevations	AB0807	Rev P03	09.10.2025
CYCLE STORE	AK0031	Rev P01	09.10.2025
Bin Store	AK0032	Rev P02	09.10.2025
Location Plan	AL0101	Rev P01	09.10.2025
Site Plan	AL0201	Rev P13	21.11.2025
Tenure Plan	AL0202	Rev P10	21.11.2025
Boundary Treatments	AL0204	Rev P10	21.11.2025
drainage details	FSR 26448	Rev A	21.11.2025
drainage details	FFR 26448	Rev A	21.11.2025
drainage details	Run Off 26448	Rev B	21.11.2025



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drainage details	26448 - 106		21.11.2025
drainage details	26448 - 105		09.10.2025

Subject to the following condition/s.

1. Condition.

The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

Reason: For the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

2. Condition.

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

i) A plan(s) identifying the location of where the different materials are to be used within the development;

ii) Brick panels of 1m² erected on site illustrating the choice of bricks, bonding, patterns and mortar colour;

iii) The type, colour and texture of all materials to be used for the roof of the building(s);

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vi) Non-masonry walling systems, cladding panels or other external screens; including colours, surface finishes/textures and relationships to glazing and roofing (this detail may consist of large-scale drawings and/or samples);

vii) Materials (including colour) for the construction of doors, windows (including method of opening), soffits and fascias;

v) Materials for the construction of porch and any other canopies;

iv) The product name and manufacturer where appropriate.

The development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

3. Condition.

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until architectural details for the external surfaces of buildings have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

i) Window and door reveals, cills and headers, including tax windows / doors;

ii) A plan(s) showing the location, design and colour of external flues, vents and meter boxes;

iii) Eaves and verge details;

iv) The product name and manufacturer where appropriate.

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The development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

4. Condition.

No development above slab level shall take place until details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

o A plan, indicating location, details of manufacturer / product name and pattern of block paving within private shared driveways, private driveways, adaptable shared surface streets and private patios.

o to confirm means of demarcating parking spaces within shared side drives

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

5. Condition.

No development above slab level shall take place until a Landscape Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall include, but not be limited to:

(a) Long term design objectives;

(b) A programme of implementation;

(c) Management responsibilities including replacement of dead or dying plants;

(d) Maintenance schedules for all landscape areas other than privately owned domestic gardens.



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The Landscape Management Plan shall be carried out as approved.

Reason: 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.

6. Condition.

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence, until a scheme showing the location, construction materials and number of Bat and Bird boxes to be placed within the development site has been submitted to and approved in writing by the local planning authority.

The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the proposal does not have an unacceptable impact on biodiversity and protected species and in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

7. Condition.

Before any development is commenced, a field walk over survey and report shall be conducted by a Suitably Qualified Ecologist (SQE) and submitted to and approved in writing by the Local planning authority.

The walk over report will identify any mitigation that is outlined in Table 7 of the PEA submitted in relation to 20/00164/OUT dated 20th Nov 2020.

Reason: In order to ensure that the proposal does not have an unacceptable impact on biodiversity and protected species and in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

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8. Condition.

Before any development is commenced, an updated scheme for biodiversity mitigation and enhancement must have been submitted to and agreed in writing by the local planning authority. The scheme shall be based upon the recommendations (including further survey work) contained in the preliminary ecological appraisal report, (prepared by SES) dated 12th November 2020.

The required biodiversity mitigation and enhancement measures shall be completed in full, in accordance with the agreed scheme, prior to the first occupation of any dwelling.

Reason: This precommencement condition is necessary in order to ensure that the proposal does not have an unacceptable impact on biodiversity and protected species and in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

9. Condition.

No part of the development shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established and thereafter manages and maintains the proposed streets in accordance with the approved details

Reason: In the interests of highway safety and to achieve a permeable development with ease of movement and access for all users and abilities in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.



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10. Condition.

No dwelling shall be occupied until the road(s), footway(s) and cycleway(s) required to access that dwelling have been constructed to at least binder course surfacing level from the dwelling to the adjoining road, in accordance with details to be submitted to approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety and to achieve a permeable development with ease of movement and access for all users and abilities in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

11. Condition.

Notwithstanding the details shown on the plans hereby approved, no development shall commence, until a scheme showing how the vehicular (and / or pedestrian / cycle) crossing of the ditch / watercourse along the frontage of the site shall be constructed. The details shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure construction of a satisfactory access in the interests of highway safety and in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

12. Condition.

The development, hereby permitted, shall not be occupied until on-site parking, turning, servicing, loading and/or unloading space has been levelled, surfaced and drained and has been provided in accordance with the approved plan Ref: 101 and thereafter retained for that specific use.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

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13. Condition.

The development hereby permitted shall not be first occupied until visibility splays have been provided each side of the vehicular access in full accordance with the details indicated on the submitted plan Ref no.101. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

14. Condition.

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence, until a scheme showing how the access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent surface water discharging to the highway and in the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

15. Condition.

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence, until revised plans for external lighting (and updating submitted plan Ref: WLC1284-1300-001_R2) to show bollard lighting within the private drives/shared surfaces has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the appropriate consideration of lighting and public safety in accordance with policy LP14 of Huntingdonshire's Local Plan to 2036.

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18. Note to applicant.

Huntingdonshire District Council became a Community Infrastructure Levy (CIL) Charging Authority on 1st May 2012. The Council is obliged to collect the levy from liable parties in instances where development received planning permission on or after 1st May 2012. It is important that liable parties (usually developers or landowners) are correctly identified to the Council as early as possible. For more details on CIL, the developments the charges will apply to, how much the charge will be and the process involved, including the developers or landowners legal responsibilities, the CIL pages on the Council's website at www.huntingdonshire.gov.uk should be referred to. It should be noted that all development which creates one or more dwellings will be liable to be charged irrespective of the floor space charge. However, developments which create less than 100 square metres of new floor space and do not involve a dwelling or dwellings, will be exempt from CIL and will not be charged.

19. Note to applicant.

Based on the information available, this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply. Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for original outline planning permission was made before 12 February 2024

20. Note to applicant.

Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions:

When an application is received, planning conditions will be used where they can make a development acceptable.



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A clear reason for refusal identifies the specific reasons why the development is unacceptable and helps the applicant to determine whether and how the proposal can be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with the National Planning Policy Framework 2024.

21. Note to applicant.

Please also refer to the signed S106 dated 4th July 2022 and the requirements therein.



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NOTES

Rights of Appeal under the Town and Country Planning Act, 1990 Section 78

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State responsible for planning within;

- **Six months from the date of this decision notice.**

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively all forms can be downloaded from their website www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State responsible for planning and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.

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Claiming Compensation

In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Street Naming and Numbering

In order to obtain an official postal address, any new buildings should be formally registered with Huntingdonshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes. Applicants can find additional information, a scale of charges and an application form at:

www.huntingdonshire.gov.uk/streets-parking-transport/street-naming-and-numbering/

Alternatively, applicants can contact the Street Naming and Numbering Team on 01480 388153 or email streetnaming@huntingdonshire.gov.uk. Please note new address cannot be assigned by the Council until the footings of any new buildings are in place.

General Notes

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.



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