Our Ref: 24/80426/COND
Your Ref: 7291 RAF Upwood S73 DOC 12 & ...

24 April 2025

Mr Josh Pass
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Dear Mr Pass

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

Proposal: Discharge of conditions 12 (Off-site bus stops and other bus infrast) and 19 (Hydrants) of 21/01420/S73

Site address: RAF Upwood Ramsey Road Bury Huntingdon

Your client: Mr Stephen Wilkins

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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Huntingdon. PE29 3TN
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24th April 2025

Dear Mr Pass

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

Proposal: Discharge of conditions 12 (Off-site bus stops and other bus infrast) and 19 (Hydrants) of 21/01420/S73

Site address: RAF Upwood Ramsey Road Bury Huntingdon

Applicant: Mr Stephen Wilkins Vistry

I refer to your application above received on 5 December 2024 and the plans, drawings and documents which form part of the application as described below.

The following conditions are APPROVED

Condition 12 - Off-site bus stops and other bus infrastructure
Condition reads as:
No building shall be occupied until details of the off-site bus stops and other bus infrastructure, along with a timetable for implementation have been submitted to and approved in writing by the Local Planning Authority and those stops and other infrastructure have been constructed/provided in accordance with the approved details.

Reason
To secure a sustainable development through the encouragement of sustainable travel.

Submitted details:
- 19-T015_12C (SHEET 1 OF 4)- Received 4/3/2025
- 19-T015_12C (SHEET 2 OF 4) - Received 4/3/2025
- 19-T015_12C (SHEET 3 OF 4) - Received 4/3/2025
- 19-T015_12C (SHEET 4 OF 4) - Received 4/3/2025

- Email confirming bus stop installation will be completed by the 29th August 2025 - Received 8/4/2025

Assessment:
Cambridgeshire County Council as Highway Authority considers that the plans are acceptable and align with the submitted s278 agreement so have no objection to their approval in planning terms.

Having regard to the consultee comments it is considered that details of the bus stops and other infrastructure and their implementation details are acceptable.

Conclusion:
The details submitted relating to Condition 12 are acceptable to the Local Planning Authority and complies with the submission requirements of the condition with regard to details as approved under application reference 21/01420/S73.

The condition will not be fully discharged until the bus stops and infrastructure have been installed and made operative in full accordance with the approved details.

Condition 19 - Hydrants
Condition reads as:
No building shall be occupied and no water main supplying it shall be laid until a scheme for the provision of fire hydrants to serve the phase of the development in which the building is located has been submitted to and approved in writing by the Local Planning Authority and the fire hydrant(s) serving it has been installed and made operative in accordance with the approved scheme.

Reason
To ensure the provision of fire hydrants as part of the development in the interests of public safety.

Approved documents/ drawings
- Fire Hydrant Plan - Ref: 100-001/098 received 5/12/2024

Assessment:
Cambridgeshire Fire and Rescue considers that the location and number of the fire hydrants are acceptable.

Having regard to the consultee comments it is considered that details of the fire hydrants are acceptable.

Conclusion:
The details submitted relating to Condition 19 are acceptable to the Local Planning Authority and complies with the submission requirements of the condition with regard to detail as approved under application reference 21/01420/S73.

The fire hydrants shall be installed and made operative in full accordance with the approved details prior to the occupation of any unit which is served by that hydrant.

Where conditions have been discharged by the Local Planning Authority the works must be implemented in full accordance with the approved details.

Yours sincerely



Clara Kerr
Chief Planning Officer
Date: 24 April 2025