Our Ref: 25/80058/COND
Your Ref: Whinney - DOC

17 March 2025

Mr Jason Dixon
Dixon Surveying & Design
101 Meadow Road
Great Gransden
SG19 3BB

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

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Dear Mr Dixon

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

Proposal: Discharge of Conditions 8 (Details of Rooflights and Solar Panels), 9 (Root Protection Areas), 10 (Arboricultural Method Statement) and 11 (Tree Protection Plan) for 21/02285/HHFUL

Site address: 18 Middle Street Great Gransden Sandy SG19 3AD

Your client: Mr and Mrs Whinney

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 Dixon

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

Proposal: Discharge of Conditions 8 (Details of Rooflights and Solar Panels), 9 (Root Protection Areas), 10 (Arboricultural Method Statement) and 11 (Tree Protection Plan) for 21/02285/HHFUL

Site address: 18 Middle Street Great Gransden Sandy SG19 3AD

Applicant: Mr and Mrs Whinney

I refer to your application above received on 20 February 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 8 - Details of Rooflights and Solar Panels
Condition Wording:
Prior to any works above slab level, details of the proposed rooflights (notwithstanding those submitted) and solar panels shall be submitted to the Local Planning Authority for approval in writing. Works to be carried out in accordance with the approved details.

Reason:
In the interests of visual amenity and to preserve the setting of the Listed Building in accordance with Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan to 2036.

Documents/ Drawings:
Drawing reference D-CRPM-03 Rev G received by the LPA on 20th February 2025
Drawing reference D-CRPM-04 Rev G received by the LPA on 20th February 2025
Materials pack received by the LPA on 20th February 2025

Consultation:

HDC Conservation Team were consulted and consider the information submitted sufficient and acceptable to discharge the condition.

Conclusion:
Officers have considered the comments made by the HDC Conservation Officer and have reviewed the accompanying documents and consider that the details submitted are acceptable and sufficient to discharge the condition.

Therefore Condition 8 is discharged in full.

Condition 9 - Root Protection Areas
Condition Wording:
No development, demolition, clearance or preparatory operations (including excavations) shall commence within the Root Protection Areas shown of trees to be retained on site in connection with the development hereby approved until full details of the method for the construction of the permanent hard surfacing at to create the access and driveway have been submitted to, and approved in writing by the Local Planning Authority.
The details shall include dimensioned construction drawings, a plan showing the location of the surfacing, cross sections (including adjacent ground levels) and a method of construction for the new surfacing. The development shall thereafter be undertaken in accordance with the approved details.

Reason:
To ensure surfacing works within root protection areas do not have an adverse impact on the nearby retained natural features and in the interests of visual amenity, and to enhance the character and appearance of the site. This condition is pre-commencement to ensure that permanent hard surfacing does not harm any trees, shrubs and hedges to be retained.

Documents/ Drawings:
Arboricultural Method Statement produced by Argenta Tree Surveys, report reference ATS0702 V2 dated February 2025, received by the LPA on 20th February 2025

Consultation:
HDC Arboricultural Team were consulted and consider the information sufficent and acceptable to discharge the condition.

Conclusion:
Officers have considered the comments made by the HDC Arboricultural Officer and have reviewed the accompanying documents and consider that the details submitted are acceptable and sufficient to discharge the condition.

Therefore Condition 9 is discharged in full.

Condition 10 - Arboricultural Method Statement
Condition Wording:
No development, demolition, clearance or preparatory operations (including excavations) shall commence on site in connection with the development hereby approved until an Arboricultural Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason:
To ensure suitable protection of the trees on and adjacent to the site for the duration of the construction works pursuant to this permission and in the interests of visual amenity, and to

enhance the character and appearance of the site. This condition is pre-commencement to ensure that site operations do not harm any trees, shrubs and hedges to be retained.

Documents/ Drawings:
Arboricultural Method Statement produced by Argenta Tree Surveys, report reference ATS0702 V2 dated February 2025, received by the LPA on 20th February 2025

Consultation:
HDC Arboricultural Team were consulted and consider the information sufficent and acceptable to discharge the condition.

Conclusion:
Officers have considered the comments made by the HDC Arboricultural Officer and have reviewed the accompanying documents and consider that the details submitted are acceptable and sufficient to discharge the condition.

Therefore Condition 10 is discharged in full.

Condition 11 - Tree Protection Plan
Condition Wording:
No development, demolition, clearance or preparatory operations (including excavations), hereafter referred to as "the works", shall commence on site in connection with the development hereby approved, until a Tree Protection Plan has been submitted to, and approved in writing by the Local Planning Authority. The approved tree protection measures shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works, be retained intact for the duration of the construction works and only be removed or altered with the prior written approval of the Local Planning Authority.

Any trees, shrubs or hedges subject to the protection measures which die or become severely damaged within five years from the completion of the construction works shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written approval to any variation.

Reason:
To ensure suitable protection of the retained trees, shrubs and hedges (and if necessary their replacement) on and adjacent to the site; and in the interests of visual amenity, and to enhance the character and appearance of the site. This condition is pre-commencement to ensure that initial site operations do not harm any trees, shrubs and hedges to be retained.

Documents/ Drawings:
Arboricultural Method Statement produced by Argenta Tree Surveys, report reference ATS0702 V2 dated February 2025, received by the LPA on 20th February 2025

Consultation:
HDC Arboricultural Team were consulted and consider the information sufficent and acceptable to discharge the condition.

Conclusion:
Officers have considered the comments made by the HDC Arboricultural Officer and have reviewed the accompanying documents and consider that the details submitted are acceptable and sufficient to discharge the condition.

Therefore Condition 11 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



Clara Kerr
Chief Planning Officer
Date: 17 March 2025
Agent