Our Ref: 25/80055/COND
Your Ref: H9359

16 April 2025

Mr G Boreham
Morton & Hall Consulting Ltd
1 Gordon Avenue
March
PE15 8AJ

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

www.huntingdonshire.gov.uk

Dear Mr Boreham

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning conditions

Proposal: Discharge of 8 (Cycle storage),10 (Arboricultural Method Statement) and 15 (Drainage) of 22/02302/FUL.

Site address: Land North Of 51 London Lane Great Paxton

Your client: Mr Brownlow

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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16th April 2025

Dear Mr Boreham

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

Proposal: Discharge of 8 (Cycle storage),10 (Arboricultural Method Statement) and 15 (Drainage) of 22/02302/FUL.

Site address: Land North Of 51 London Lane Great Paxton

Applicant: Mr Brownlow SolarSavings 4 U Ltd

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 conditions are Approved

Condition 8 - Cycle storage
Condition 8 wording:
"Prior to the first occupation of the dwelling hereby permitted, details of the design of the proposed cycle storage shall be provided to the Local Planning Authority for approval in writing. The works shall be carried out in accordance with the approved details and retained as such for the lifetime of the development.

Reason: In order to support more sustainable methods of travel in accordance with Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036 and the NPPF (2021)"

Submitted details:
Existing and Proposed Site Plan dwg H9359/03A

Consultation comments:
Urban Design: The proposed cycle store measures approx. 0.9m x 1.8m whereas the garden shed measures approx. 1.6m x 1.2m and together would be sufficient to accommodate 3 bikes (1 per bedroom) in accordance with Local Plan Policy LP17.

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by consultees and conclude that the information submitted is sufficient and acceptable to discharge condition 8.

Therefore Condition 8 is discharged in full.

Condition 10 - Arboricultural Method Statement
Condition 10 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 in accordance with Policies LP12 and LP31 of Huntingdonshire's Local Plan to 2036. This condition is pre-commencement to ensure that site operations do not harm any trees, shrubs and hedges to be retained.”

Submitted details:
Arboricultural Method Statement & Tree Protection Plan Report GD/240949/R3

Officer Conclusion:
Officers have reviewed the submitted information and conclude that the information submitted is sufficient and acceptable to discharge condition 10.

Therefore Condition 10 is discharged in full.

Condition 15 - Drainage
Condition 15 wording:
“The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent surface water discharging to the highway in the interests of highway safety and in accordance with Policies LP15 and LP17 of Huntingdonshire's Local Plan to 2036.”

Submitted details:
Drawing 3380-02 Rev. C Drainage Design

Consultation comments:
Highways: The plan indicates an Aco type drain at the highway boundary so is suitable for the submission element of the Condition to be discharged.
Urban design: The submission includes drainage design plan dwg 3380-02 Rev C and forms a re-submission of C15 Drainage previously submitted under application 24/80433/COND. The revised plan now re-routes the foal water and surface water pipes along the driveway rather than through the retained trees. This change is supported and resolves concerns previously raised.

Officer Conclusion:
Officers have reviewed the submitted information in hand with the consultation comments made and conclude that the information submitted is sufficient and acceptable to discharge condition 15.

Therefore Condition 15 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: 16 April 2025