Our Ref: 25/80150/COND
Your Ref: Rheola - Cond 3 and 4

15 August 2025

Mr Stewart Anderson
ADG Architects
6 Pioneer Court
Darlington
DL1 4WD

Pathfinder House, St Mary's Street
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Dear Mr Anderson

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

Proposal: Discharge of Conditions 3 (Tree Protection Plan), 4 (Arboricultural Impact Assessment) and 5 (Schedule of Tree Monitoring) of 22/02584/FUL

Site address: Rheola Broad Leas St Ives PE27 5PU

Your client: Mr Spencer Lindsay

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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Our Ref: 25/80150/COND
Your Ref: Rheola - Cond 3 and 4

15th August 2025

Dear Mr Anderson

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

Proposal: Discharge of Conditions 3 (Tree Protection Plan), 4 (Arboricultural Impact Assessment) and 5 (Schedule of Tree Monitoring) of 22/02584/FUL

Site address: Rheola Broad Leas St Ives PE27 5PU

Applicant: Mr Spencer Lindsay Guildmore

I refer to your application above received on 15 May 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 3 - Tree Protection Plan
Condition:

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 (to include phasing) has been submitted to, and approved in writing by the Local Planning Authority. The approved Tree Protection Plan 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 otherwise agreed in writing with the Local Planning Authority. Replacement planting to be undertaken by the end of the next available planting season.

Reason:

This is a pre-commencement condition to ensure that initial site operations do not harm any trees, shrubs and hedges to be retained on and adjacent to the site (and if necessary their replacement) in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policies LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

Documents:

*BSI 5837 Arboricultural Impact Assessment ref 2247D/CJO/3001 prepared by OMC Associates, dated January 2025 and received by the Local Planning Authority on the 15th of May 2025.

Consultee comments:

HDC's Arboricultural Officer has been consulted and has reviewed the submitted document. Whilst some concerns are raised on some aspects, he is broadly supportive of the submission. He has noted that there appears to be some discrepancy between the canopy of T8 in comparison with the details submitted as part of the original application such that the canopy and root protection area (RPA) may encroach further than first considered. As no details of the RPA of this tree has been provided it is not possible to ascertain if the degree of encroachment (into the RPA) or degree of protection is wholly adequate. However, he has acknowledged that in practice, the measures proposed are acceptable, accepts that the document is well composed and overall concludes that provided the measures are adhered to the trees should be sufficiently protected such to avoid damage.

Conclusion:

Given the level of detail provided alongside the largely favourable comments from specialists (as above) it is considered that the submission element of Condition 3 of 22/02584/FUL can be discharged, it remains for the works to be carried out in accordance with the approved details.

Condition 4 - Arboricultural Impact Assessment
Condition:

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 Statement.

Reason:

This is a pre-commencement condition to ensure suitable protection of the trees on and adjacent to the site for the whole 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 the Huntingdonshire 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.

Documents:

*BSI 5837 Arboricultural Impact Assessment ref 2247D/CJO/3001 prepared by OMC Associates, dated January 2025 and received by the Local Planning Authority on the 15th of May 2025.

Consultee comments:

HDC's Arboricultural Officer has been consulted and has reviewed the submitted document. Whilst some concerns are raised on some aspects, he is broadly supportive of the submission. He has noted that there appears to be some discrepancy between the canopy of T8 in comparison with the details submitted as part of the original application but accepts that the document is well composed and overall concludes that provided the measures suggested as part of the Method Statement are adhered to the trees should be sufficiently protected such to avoid damage.

Conclusion:

Given the level of detail provided alongside the largely favourable comments from specialists (as above) it is considered that the submission element of Condition 4 of 22/02584/FUL can be discharged, it remains for the works to be carried out in accordance with the approved details.

Condition 5 - Schedule of Tree Monitoring
Condition:

No development, demolition, clearance or preparatory operations (including excavations) shall commence on site in connection with the development hereby approved until a schedule of monitoring by a suitably qualified Arboricultural Consultant has been submitted to, and approved in writing by the Local Planning Authority. The schedule of monitoring shall be carried out in accordance with the approved details.

Reason:

This is a pre-commencement condition to enable the Local Planning Authority to monitor construction in order to minimise the impact on trees for the whole 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 the Huntingdonshire Local Plan to 2036.

Documents:

*BSI 5837 Arboricultural Impact Assessment ref 2247D/CJO/3001 prepared by OMC Associates, dated January 2025 and received by the Local Planning Authority on the 15th of May 2025.

Consultee comments:

HDC's Arboricultural Officer has been consulted and has reviewed the submitted document. In his initial comments, no specific response in respect of Condition 5 was provided. However, Officers have confirmed with him that the schedule of monitoring provided within the document above is acceptable and as such, he supports the discharge of the condition.

Conclusion:

Given the level of detail provided alongside the largely favourable comments from specialists (as above) it is considered that the submission element of Condition 5 of 22/02584/FUL can be 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: 15 August 2025
Agent