Our Ref-PD14549
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Planning Department
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

2 November 2024

Dear Sir / Madam,

CHESTERTON – CAFE KATES CABIN CAFÉ, GREAT NORTH ROAD, PE7 3UJ
DISCHARGE OF CONDITION 17 OF PLANNING PERMISSION LPA REF. 23/00876/FUL
PLANNING PORTAL REF – PP-13533684

Montagu Evans LLP is appointed by Welcome Break Limited ("the Applicant") to submit an application seeking the discharge of Condition 17 attached to Planning Permission LPA Ref. 23/00876/FUL, dated 30 January 2024.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015, the documents which comprise the application include the following:

- Application Cover Letter dated 2 November 2024 (this letter);
- Application Forms and Certificates signed and dated 12 August 2024; and
- EV Canopy Details.

The application has been submitted electronically via the Planning Portal website. The application fee of £145.00 has been paid using the online portal.

RELEVANT PLANNING HISTORY

On 30 January 2024, Planning Permission was granted at the site for the following development:

> *"Demolition of cabin truck stop and associated buildings, extension to petrol filling station kiosk unit, erection of 2no. drive-thru units, rationalisation of parking, provision of EV charging hub and improvements to site access, landscaping and associated works."*

The decision was subject to 21 Conditions.

Montagu Evans LLP is a limited liability partnership registered in England and Wales with registered number OC312072. Registered office 70 St Mary Axe, London, EC3A 8BE. A list of members names is available at the above address.

DISCHARGE OF PLANNING CONDITION

This application seeks to discharge Condition 17 attached to Planning Permission LPA Ref. 23/00876/FUL. The requirements of the Condition are set out below.

Condition 17 (EV Canopy Details)

Condition 17 requires EV Canopy Details, to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The required document is therefore submitted to satisfy the requirements of the Condition.

In accordance with the condition, the application provides details which meet the requirements of Condition 12 and as such it can be fully discharged.

CONCLUSION

This application seeks to formally discharge Condition 17 attached to Planning Permission LPA Ref. 23/00876/FUL, dated 30 January 2024.

We trust the information provided above and on the enclosed information is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any further details please do not hesitate to contact Matthew Gray or [redacted] or Matthew.Gray@-Montagu-Evans.co.uk.

Yours sincerely,

[redacted]

MONTAGU EVANS LLP