70 St Mary Axe
London
EC3A 8BE

Our Ref-PD14549

[redacted]

[redacted]

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

20 June 2025

Dear Sir / Madam,

CHESTERTON – CAFE KATES CABIN CAFÉ, GREAT NORTH ROAD, PE7 3UJ
DISCHARGE OF PARTS A, B AND C OF CONDITION 8 OF PLANNING PERMISSION LPA REF. 23/00876/FUL
PLANNING PORTAL REF – PP-14114588

Montagu Evans LLP is appointed by Welcome Break Limited ("the Applicant") to submit an application seeking the partial discharge (parts A, B and C) of Condition 8 attached to Planning Permission LPA Ref. 23/00876/FUL, dated 30 January 2024.

Planning Permission LPA Ref. 23/00876/FUL allowed for "*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"* at Kate's Cabin Roadside Services, Great North Road, Chesterton ("the Site").

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

- Application Cover Letter dated 20 June 2025 (this letter);
- Application Forms and Certificates signed and dated 20 June 2025; and
- Written Scheme of Investigation Addendum

The application has been submitted electronically via the Planning Portal website. The application fee of £298 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

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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.

DISCHARGE OF PLANNING CONDITION

This application seeks to discharge Parts A, B and C of Condition 8 attached to Planning Permission LPA Ref. 23/00876/FUL. The requirements of the Condition are set out below.

Condition 8 (Archaeological Works)

Condition 8 states:

"No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the local planning authority.

For land that is included within the WSI, no demolition/development shall commence other than under the provisions of the agreed WSI, which shall include:

a) The statement of significance and research objectives;
b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation
to undertake the agreed works;
c) The timetable for the field investigation as part of the development programme; and
d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material."

This application seeks to discharge Parts A, B and C of the Condition. A Written Scheme of Investigation is submitted to satisfy the relevant elements of the Condition which has been agreed informally with Lu Spearett at the Cambridgeshire Historic Environment Team (CHET) prior to submission.

The Applicant wrote to the Council on 19 June 2025 confirming their intention to withdraw a previously submitted NMA (LPA Ref. 25/00761/NMA) in respect of Condition 8 and the intention to apply to partially discharge Condition 8 (this submission). The letter went on to highlight the typo referring to Condition 3 rather than Condition 8 in respect of Note 23 attached to Planning Permission LPA Ref. 23/00876/FUL which states:

"Partial discharge of condition 3 (Archaeology) can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development.

Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI."

Linked to Note 23 attached to Planning Permission LPA Ref. 23/00876/FUL, it is the intention of the Applicant to proceed with demolition and necessary groundworks to allow them to fulfil their obligations under Parts A, B and C of Condition 8 and then proceed with the construction phase of the development.

CONCLUSION

This application seeks to partially discharge Condition 8 attached to Planning Permission LPA Ref. 23/00876/FUL, dated 30 January 2024. In accordance with the requirements of Condition 8 the application provides details which meet the requirements of Parts A, B and C of the Condition, as such it can be partially discharged.

We trust the information provided above and on the enclosed information is sufficient for the Council to register and positively determine the application.

Should you require any further details please do not hesitate to contact Matthew Gray on 07881 230361 or [redacted]

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