Cambridgeshire County Council

PLANNING CONSULTATION RESPONSE

To: Jennifer Wallis Huntingdonshire District Council Pathfinder House St Marys Street Huntingdon PE29 3TN	**Place & Sustainability** **Highway Development Management** Cambridgeshire County Council West Highways Division Huntingdon Highways Depot Stanton Way Huntingdon Cambs PE29 6PY
App Reference: 25/00001/FUL Date In: 26/06/24 Date Out: 10/07/25	**Contact**: André Chabot

Application: Change of use of existing shop, previously a garage for undertakers to domestic garage.

Location: 199 High Street Offord Cluny St Neots PE19 5RT

The application is unacceptable to the Local Highway Authority, and I would recommend refusal for the following reasons:

There would appear to be insufficient space in front of the proposed garage to enable a typical domestic vehicle to clear the road while the garage door is being opened. This is of particular concern for those turning right in from the road and is likely to result in additional manoeuvring in the highway, vehicles dwelling or overhanging into the road and obstruction of the footway, all of which would be detrimental to highway safety. The use of automatic gates in not considered by the Highway Authority to be sufficient to overcome this concern.

Use of the garage would either require vehicles to manoeuvre in the highway to reverse into the space or would otherwise result in vehicles reversing out over the footway with very restricted visibility risking conflict with non-motorised users. I note that the Highway Authority would usually request that a 2 metre by 2 metre pedestrian visibility splays be provided between any new vehicular access and the back of footway to mitigate such risk; this would not be achievable in this case. While it is recognised that visibility is already restricted on the existing driveway and that this proposal will not necessarily intensify use, the proximity of the proposed garage to the junction with Paddocks Chase may result in pedestrians who are crossing the junction having to wait in the road while a vehicle is reversing out over the footway they are intending to join. This would increase the risk of conflict with other road users.

No specific details have been provided in this application regarding the operation of the main garage door. While plan KA/AJD/01 shows the direction of swing of the internal door, the movement of external garage door is not shown. While it may be intended to be a sectional or up and over door, the applicant should be advised that doors opening into or over-sailing the public highway in any way would not be permitted.

HIGHWAY REASONS FOR REFUSAL

Inadequate Visibility

HDMR 8 Inadequate visibility is available each side of the junction of the vehicular access with the public highway which would likely lead to danger and inconvenience to users of the footway from egressing vehicles.

Reasons for refusal:
In the interest of Highway Safety. Contrary to Policy LP12 and LP17 of the adopted Local Plan and Para 111 of the NPPF.

Impact on Movement Corridor

HDMR 15 (variation) The proposal would lead to the creation of an access on a stretch of classified highway where the principal function is that of carrying traffic freely and safely between centres of population. The vehicular movements associated with the use of the access would lead to conflict and interference with the passage of through traffic to the detriment of the principal function and introduce a point of possible conflict, being detrimental to highway safety.

Reasons for refusal:
In the interest of Highway Safety. Contrary to Policy LP12 and LP17 of the adopted Local Plan and Para 111 of the NPPF.

André Chabot
Highways Development Management Engineer