Lewis Tomlinson

From: Robin Hobbs <robin.hobbs@cambridgeshire.gov.uk>
Sent: 01 July 2025 14:26
To: Lewis Tomlinson
Subject: RE: 24/02413/FUL Potton Developments Mill Lane St Neots PE19 6EF - Change of use of five show homes (sui generis) to permanent residential dwellings (Use Class C3) and new access

Hi Lewis

Couldn't find another re consultation after the original but the plan submitted is suitable as it removes the tactile paving and makes the footway/cycleway subservient to the access.

Following a review of the documents provided to the Highway Authority as part of the above planning application, the effect of the proposed development upon the Public Highway should be mitigated if the following conditions form part of any permission that the Planning Authority is minded to issue in regard to this proposal:

HDMC 19 Prior to the first occupation of the development (or prior to the commencement of the proposed use) visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan No28472_08_020_rev B
The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety.

HDMC 31 Prior to the first occupation of the development hereby permitted (or prior to the commencement of the use hereby permitted) the off-site highway improvement works shall be completed to the written satisfaction of the Local Planning Authority.

Reason: to ensure that the highway network is adequate to cater for the development proposed.

INFORMATIVES

Vehicular Access

HDMI 1 This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.
Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

The applicant should be informed that in order to carry out the works within the highway a short form Section 278 agreement will need to be entered into with the highway authority. Highways development - Cambridgeshire County Council

Kind Regards
Robin

Robin Hobbs
Highway Development Engineer

West Highway Division,

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Ermine Street,
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From: Lewis Tomlinson <Lewis.Tomlinson@huntingdonshire.gov.uk>
Sent: 26 June 2025 10:25
To: Robin Hobbs <robin.hobbs@cambridgeshire.gov.uk>
Subject: 24/02413/FUL Potton Developments Mill Lane St Neots PE19 6EF - Change of use of five show homes (sui generis) to permanent residential dwellings (Use Class C3) and new access
Importance: High

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Hi Robin,

Marie is currently off sick so this application has been reallocated to myself.

The latest on the file is the attached email. Apologies if you have already responded to this as it may be sitting in Marie's inbox.

Please could you have a look at it for me?

Many thanks,

Lewis

Lewis Tomlinson
Senior Planning Officer
07704 072626

Huntingdonshire District Council
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PE29 3TN

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