PLANNING CONSULTATION RESPONSE

To Lucy Pateman 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: 24/01953/FUL Date In: 04/11/24 Date Out: 25/11/24	**Contact**: Jo Challis

RE: ***Application description***

Proposal: Demolition of single storey structure, change of use from former public house (Sui Generis) to convenience store (Use Class E) with ancillary residential accommodation above and associated access and car parking area
Location: Public House The Bulls Head 96 Cambridge Street St Neots PE19 1PJ

Following a review of the documents provided to the Highway Authority as part of the above planning application I have noted that a parking area is proposed for 9 vehicles.

However, although a turning area has been shown, it is not clear if there is adequate space for the vehicles to turn so tracking should be provided. Also, the turning area has not been marked so it is likely that another vehicle will be parked in it and turning will not be possible. In addition, it is unlikely that drivers parking in the first three echelon spaces will turn first and then reverse park – they are more likely to park front first and then reverse out onto the highway which is unacceptable.

The parking area does not include a disabled parking bay which should be provided as required by Section 8 of the Department for Transport's Inclusive Mobility document. The Design and Access Statement states that there is availability for on road disabled parking but there are currently no restrictions in force so any driver could park there. The applicant may be able to apply for a disabled parking bay and may wish to contact our Policy and Regulation team to discuss the provision of one policy.andregulation@cambridgeshire.gov.uk

No information has been provided with regard to servicing/deliveries. Confirmation is required if this will be at the rear or front of the building and, if at the rear, tracking to demonstrate how the vehicles will enter and leave in a forward gear.

Although the access is shown as 8.6m wide, the paving area goes up to the side of the building which means that there is no pedestrian visibility onto the footway to the west, so the entrance should be modified to provide a 2m x 2m visibility splay. Also, the first two echelon spaces should be removed to provide minimum width of 5m adjacent to the building, for its length, to enable two vehicles to pass.

Defer for drawing showing tracking for parking spaces; tracking for servicing/delivery vehicle; visibility at entrance; and width for two way vehicle movements.

Jo Challis
Highways Development Management Engineer