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: 25/00598/S73 Date In: 1/04/25 Date Out: 28/04/25	**Contact**: Robin Hobbs

RE: ***Application description***

Proposal: Proposed erection of No. 2 dwellings and the insertion of additional vehicular and pedestrian access point following the demolition of the existing barn: Variation of condition 2 for 22/02051/FUL to amended plans for plot 2
Location: Former 79 Ugg Mere Court Road Ramsey St Marys

I can see no difference in relation to the access for plot 2 from previous application 22/02051/FUL only the design of the building appears to have been altered. Given the above I would reiterate the original comments and conditions requested. Reiterated below.

No objections to that proposed, the site plan indicates visibility in accordance with the speed of the road and onsite parking and turning for each individual property with their own access.

Please append the following conditions to any consent granted.

HDMC 11 Prior to the first occupation of the development any gate or gates to the vehicular access shall be set back a minimum of 6m from the near edge of the highway carriageway. Any access gate or gates shall be hung to open inwards.

Reason: In the interests of highway safety

HDMC 12 The gradient of the vehicular access shall not exceed 1:12 for a minimum distance of 5.0m into the site as measured from the near edge of the highway carriageway.

Reason: In the interests of highway safety

HDMC 15 Prior to the commencement of the development, the vehicular crossing of the ditch / watercourse along the frontage of the site shall be constructed in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority.

Reason: To ensure construction of a satisfactory access

HDMC 14 Prior to the first occupation of the development the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site.

HDMC 17 Prior to the first occupation of the development the proposed on-site parking and turning area shall be laid out, in accordance with the approved plan and thereafter retained for that specific use.

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

HDMC 26 The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent surface water discharging to the highway.

HDMC 28 A metalled surface shall be provided for a minimum distance of 5m along the access road from its junction with the public highway.

Reason: To prevent mud and extraneous material being deposited on the highway.

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.