PLANNING CONSULTATION RESPONSE

To Marie Roseaman 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: 25/00225/FULa Date In: 07/04/25 Date Out: 241/04/25	**Contact**: Jo Challis

RE: ***Application description***

Proposal: Extension to existing conservatory showroom building, erection of 6 no. light industrial units (Class E) and associated layout alterations
Location: GSN Conservatories The Town Great Staughton St Neots PE19 5BE

Following a review of the further information provided, I have noted that Drawing 700-B Proposed Means of Access indicating 10m radii and Drawing 800-B Swept Path Analysis indicating that a 10m rigid truck can enter whilst another vehicle is existing are acceptable.

Whilst I have reservations regarding the use of the 2016 traffic survey with the flows growthed using the TEMPro database the additional predicted vehicles trips would not be considered significant.

Given the scale and nature of the proposal and the proposed access improvements I would have no objections.

The widening of the access will require works to the ditch on both sides of the access so the applicant will need to obtain permission from our Flood, Water and Biodiversity team Watercourse management - Cambridgeshire County Council

Therefore, 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 10 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across

the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

HDMC 13 The access shall be a minimum width of 5.5m, for a minimum distance of 15m measured from the near edge of the highway carriageway.

Reason: In the interests of highway safety.

HDMC 14 Prior to the commencement of the first use 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 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 17 Prior to the first occupation of the development the proposed on-site parking / servicing / loading, unloading / turning / waiting area shall be laid out, demarcated, levelled, surfaced and drained 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 18 Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.

Reason: In the interests of highway safety.

HDMC 19 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 Drawing No.700-B Proposed Means of Access.
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 23 Prior to the first occupation of the development (or prior to the commencement of the proposed use) the junction of the access with the highway carriageway shall be laid out with 10m radius kerbs.

Reason: 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 10m along the access road from its junction with the public highway.

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

HDMC 31 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 based on the plans submitted.

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 applicant's 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 note that the nature of the highway works proposed will necessitate the completion of a Section 184 or Section 278 Highway Works Agreement between the developer and the LHA prior to commencement. The

developer should contact development.managment@cambridgeshire.gov.uk to ascertain which is required Dropped kerbs and access protection markings - Cambridgeshire County Council or Highways development - Cambridgeshire County Council

Jo Challis
Highways Development Management Engineer