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: 25/00183/FUL Date In: 29/04/25 Date Out: 13/05/25	**Contact**: Sonia Hansen

RE: ***Application description***

Proposal: Proposed conversion of existing barn to create three new dwellings with associated access, parking and garden space.

Site address: Barn At North East Side Of Upton Hill Woods Main Street Upton

Following a review of the documents provided to the Highway Authority as part of the above planning application I have noted that the proposal is to convert an existing barn into three dwellings. There will be off-road parking provided and a turning area and visitor spaces. There is an existing highways access to the site.

Based on the information submitted, from the perspective of the Local Highway Authority the proposed development is acceptable.

If the Local Planning Authority are mindful to approve the application, please append the following Conditions to any consent granted:

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. Housing Estate Road Construction Specification January 2023

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

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 Drawing No. 22447_06

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 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

HDMI 1 If this development involves work to the public highway, it 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.

Sonia Hansen
Assistant Engineer
Highways Development Management