PLANNING CONSULTATION RESPONSE

To: Charlotte Dew 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: 24/02415/FUL Date In: 20/01/25 Date Out: 28/01/25	**Contact**: Robin Hobbs

Application: Change of use from dwellinghouse (Class C3) to a children's home (Class C2) for up to 5 persons and replacement of garage doors with sash windows.

Location: 103 Newtown Road Ramsey Huntingdon PE26 1EJ

I note the amended drawings with the access dimensions and the required splays. It should be noted by the applicant that to accord with the required condition regarding the splays, the front boundary wall will need to be relocated to be clear of the splays indicated on the drawing 102-030LBP01 rev A.

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 13 The access shall be a minimum width of 5m, for a minimum distance of 10m measured from the near edge of the highway carriageway.

Reason: In the interests of highway safety.

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 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 No 102-030LBP01 rev A.
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.

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.