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: 25/00930/FUL Date In: 28/05/25 Date Out: 05/06/25	**Contact**: Jo Challis

RE: ***Application description***

Proposal: Conversion of outbuilding to residential
Location: Hall Farm Warboys Road Bury Huntingdon PE26 2NU

Following a review of the documents provided to the Highway Authority as part of the above planning application I have noted that Drawing 02e Proposed Elevations, Plans & Sections has been submitted which indicates that the access is 6.9m wide and that visibility splays of 2.4m x 43m are achievable.

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 6m, for a minimum distance of 12m measured from the near edge of the highway carriageway.

Reason: In the interests of highway safety.

HDMC 16 Prior to the first occupation of the development sufficient space shall be provided within the site to enable vehicles to:

a) Enter, turn and leave the site in forward gear
b) Park clear of the public highway
The area shall be levelled, surfaced and drained and thereafter retained for that specific use.

Reason: In the interests of satisfactory development and 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 Drawing No. 02e Proposed Elevations, Plans & Sections.
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.

Jo Challis
Highways Development Management Engineer