PLANNING CONSULTATION RESPONSE

To: Olivia Manton 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: 24/02105/FUL Date In: 24/01/25 Date Out: 07/02/25	**Contact**: Robin Hobbs

Application: Demolition of existing outbuildings and erection of detached bungalow & associated works
Location: Land Rear Of 5 Howitts Lane Eynesbury

I note this is a resubmission of a previous application 24/00715/FUL and I would therefore submit the previous comments

Following a careful review of the documents provided to the Highway Authority as part of the above planning application I have noted that the proposed access is located in Laurels Close.

The proposed dwelling has two parking spaces but no garage so the LPA should consider if this is sufficient for a two-bedroom property and that any additional parking will not cause an amenity issue in Laurels Close.

I have also noted that there is a section of adopted highway verge to the frontage of Laurels Close. This should remain free of any growth or overhanging vegetation and the section of the proposed vehicular access should be constructed to CCC's specification.

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 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 area shall be laid out, in accordance with the approved plan and thereafter retained for that specific use.

HDMC 19 Prior to the first occupation of the development visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan NoJLG838/Bung/01 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.

Reason: To ensure the permanent availability of the parking 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 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 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 Highway Works Agreement between the developer and the LHA prior to commencement. Dropped kerbs and access protection markings - Cambridgeshire County Council