Marie Roseaman

From: Sonia Hansen <Sonia.Hansen@cambridgeshire.gov.uk>
Sent: 23 April 2025 13:02
To: Marie Roseaman
Subject: RE: 24/02142/FUL - Demolition of barn and construction of single self build dwelling Former Agricultural Building, West Street Godmanchester

Dear Marie,

Thank you for your email of 16th April regarding my comments on the intensification of use and visibility splays.

Whilst we have reservations, given the established use in planning land use terms which you have outlined, we accept this application represents a modest re-use of a redundant agricultural building with an established entrance and therefore the Highway Authority have no objections to the proposed development.

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

HDMC 11 Prior to the first occupation of the development (or prior to commencement of the use hereby permitted) any gate or gates to the vehicular access shall be set back a minimum of 5m from the near edge of the highway carriageway. Any access gate or gates shall be hung to open inwards.

Reason: In the interests of highway safety.

HDMC 14 Prior to the first occupation of the development (or 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 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. KA49425 BRY 00 ST A 05 K

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 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.

Informative

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.

Kind regards,
Sonia

Sonia Hansen, **Assistant Engineer**
Highways Development Management

Telephone: 07484 509405
I work part-time and my working days are Monday to Thursday

Cambridgeshire County Council

From: Marie Roseaman <Marie.Roseaman@huntingdonshire.gov.uk>
Sent: 16 April 2025 12:15
To: Sonia Hansen <Sonia.Hansen@cambridgeshire.gov.uk>
Subject: 24/02142/FUL - Demolition of barn and construction of single self build dwelling Former Agricultural Building, West Street Godmanchester

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24/02142/FUL - Demolition of barn and construction of single self build dwelling Former Agricultural Building, West Street Godmanchester

Hello Sonia,

Thank you for the comments you have provided regarding the above application which I have attached to this email for your ease. I would be grateful if you could you just provide some clarification on the following points:

Your first bullet point states there would be an intensification and it appears that the reason is a derelict building. However, in planning gland use terms the existing use is agricultural and could be brought back into its existing use without planning permission. Therefore I put forward that whether the building is in use or not is not a planning consideration and any agricultural machinery could use that access at present.

My query is therefore considering the above, would you remain of the view that the proposal of one dwelling would be an intensification of use from the existing agricultural use to a dwelling?