PLANNING CONSULTATION RESPONSE

To Hannah Hodges 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: 25/00150/FUL Date In: 07/2/25 Date Out: 06/03/25	**Contact**: Robin Hobbs

Proposal: Proposed Self Build erection of 1 x 3 bedroom dwelling including formation of new access off the A1198.

Location: Land Rear Of 27 Ravenshoe Godmanchester.

I note this is a resubmission of application 23/02059/ful with further buildings added. The amended plans do not appear to affect the access, parking and turning arrangements already considered with respect of the previous application and the observations and recommendations made previously therefore remain applicable.

The conditions previously recommended are repeated below with revised plan number for clarity:

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 and turning area shall be laid out, demarcated, levelled, surfaced and drained
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 18 Temporary facilities shall be provided clear of the public highway for the
parking, turning, loading and unloading of all vehicles visiting the site during the
period of construction.

Reason: 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 H10160/33C. 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 sealed non granular 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: 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 carryout 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.