PLANNING CONSULTATION RESPONSE

To Kevin Simpson 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: 24/02314/REM Date In: 17/12/24 Date Out: 16/01/25	**Contact**: Jo Challis

RE: ***Application description***

Proposal: Reserved Matters Application relating to the details of the appearance, scale and landscaping of 22/00731/OUT for Erection of a two storey house
Location: Land At 117 Herne Road Ramsey St Marys

Following a review of the documents provided to the Highway Authority as part of the above planning application it was noted that parking and turning has been provided and that the visibility splays are in excess of that required for the posted speed limit.

It was also noted that the existing access to No. 117 extends across the site. The Site Plan does not specify whether the existing access is of sufficient width or whether the intention is to widen it. If the applicant does wish to widen the existing access then this is acceptable but the applicant will need to apply to ourselves and carry out the work in accordance with our specification as per the Informative appended.

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 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 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.

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

Jo Challis
Highways Development Management Engineer