

APPLICATION NO: F/YR16/0534/F

SITE LOCATION: Land North East of 2, The Bank, Parson Drove.

UPDATES

An archaeological investigation was carried out for the previous application and the condition was discharged under application F/YR15/3048/COND. As such the archaeological potential has been satisfactorily assessed and there is no requirement for condition 7 on page 58 of the Agenda.

Comments have now been received from CCC Highways who raise no objections to the proposal and require conditions relating to the access width being a minimum of 5m, any gates should be set back a minimum of 5m from the highway, access construction, temporary parking facilities during construction, access drainage, parking and turning provision and visibility splays. A parking and turning condition is already included as condition 6 and the construction facilities condition is included within the construction management condition (No. 2) therefore the remaining additional conditions will be added with the wording as follows:

- 1) Prior to the first occupation of the development 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 in accordance with Policy LP15 of the Fenland Local Plan, 2014.

- 2) 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 in accordance with Policy LP15 of the Fenland Local Plan, 2014.

- 3) 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 to be submitted to and approved by the LPA.

Reason - In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan, 2014.

- 4) Prior to first occupation of the development hereby approved, visibility splays shall be provided as shown on the approved plan and shall be maintained thereafter free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason - In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan, 2014.

There is no evidence from the historic maps of the area to indicate that the land to which this application relates has been used as common land.

Resolution: Grant as per pages 57 - 59 of the Agenda with the removal of the archaeology condition and the addition of the highways conditions as detailed above.