

Karen Pell-Coggins

From: Jon Finney <Jon.Finney@cambridgeshire.gov.uk>
Sent: 22 June 2022 15:37
To: Karen Pell-Coggins
Cc: Asitha Ranatunga
Subject: Appeal 3296300 - Station Road, Great Shelford, CB22 5LT - 21/05276/FUL
Attachments: 21-05276-FUL (APPEAL CONDS II).docx

Dear Karen,

Thank you for your Email re the above.

I have inspected drawing number 40040GS/PA31 as provided to you by the Appellant.

Drawing number 40040GS/PA31 show the access road being widened to 5m and the provision of radii kerbs at the access' junction with the adopted public highway. The Appellants Highway Consultant has also provided drawing number 536.0040.004 which shows the swept path analysis for a medium to large domestic motor vehicle entering and leaving the site with no conflict, when another motor vehicle is waiting to leave.

Under these circumstances the design of the motor vehicular access is acceptable to the Highway Authority and the request made on 12th January 2022 that the application be refused has been overcome, subject to the layout of the access as shown on Drawing Number 40040GS/PA31 being conditioned as part of any planning permission that may be granted.

A comment re the proposed car parking layout was made to the Planning Authority by the Highway Authority on 12th January 2022. As the Planning Authority is the Parking Authority, this comment is an observation and not a reason for seeking that the application be refused. The dimensions of the proposed car parking spaces as stated in paragraph 3.5 of the Appellants Transport Statement are 2.4m x 4.8m. These dimensions are taken from Volume 1 of Manual for Streets published in 2007. They have in turn been directly copied from Design Bulletin 32 which was published in 1977. The size of domestic motor vehicles has increased during the intervening period and the Highway Authority follows the Guidance published in English Partnerships, Parking What Works Where, 2006, which recommends dimensions of 2.5m x 5m, which may today be too small as the Essex Design Guide recommends 2.9m x 5.5m (web link <https://www.essexdesignguide.co.uk/design-details/parking-design/residents-parking/>).

In light of the overcoming of the Highway Authority's request that the application be refused, please find attached a revised list of requested planning Conditions and one Informative.

If you have any further questions or any points need additional clarification then please do not hesitate to contact me.

Yours,

Jon

Jon Finney (Dr.)
Principal Development Management Engineer