

PLANNING COMMITTEE DATE: 29th June 2022

APPLICATION NO: F/YR21/1064/O

**SITE LOCATION: Land North of Rathbone, Atkinsons Lane, Elm,
Cambridgeshire**

UPDATES:

Officers have sought further advice from CCC Highways noting their concerns regarding the width and condition of Atkinson's Lane. In respect of the width of the highway the County have confirmed that their records show the verges to be privately owned; the Highways team have also clarified that whilst there is 'room for improvement' in terms of width of the lane this is not imperative in highway terms and the current scheme would not warrant a highway refusal from the County's perspective.

In respect of the improvement works recommended by CCC Highways these are sought as they have a direct relationship to the development, i.e. 'the development will increase the deterioration of the lane'.

There is an absence of detail regarding the full scope of works although it has been indicated that they would involve:

- Widening of the access to increase the visibility splay from Atkinson's Lane to The Oaks
- Widening and resurfacing at the corner of Atkinson's Lane to the access of the development

However, given the ownership status of the verges is unclear it is not a given that widening is achievable.

Notwithstanding the above, officers maintain that the view that the proposal does not promote sustainable travel options and would not result in high levels of amenity for the future occupants of the dwellings.

Recommendation: Remains to refuse as per Pages 62 to 63 of Agenda Item 6