

APPLICATION NO: F/YR22/0230/O

SITE LOCATION: Land South East Of Tall Trees, Station Road, Wisbech St Mary, Cambridgeshire

UPDATE

Email received from Agent dated 26.06.2023

An email was received from the agent in respect of the concerns raised by the Highways Authority;

Please find attached the revised site plan and visibility splay plan in line with highways comments.

Proposed access are removed from the drawing, instead the existing access will serve the dwellings. It is to be upgraded so that it meets Cambs CC highways specifications. Also I note that within 32 meters of the existing access the road changes from a 60mph to a 30mph speed limit, which has also been indicated on the drawings.

Highway safety

The agent included a revised indicative site plan to address the concerns raised by the Highways Authority, removing the proposed accesses from Plots 2 & 3 and instead proposing the existing access to the eastern corner of the site serve all three dwellings as a shared arrangement for the dwellings and stables to the rear.

The amendments would clearly change the circumstances of access and would require further consultation with the Highway Authority to assess whether this raises any further highway safety issues and, indeed, whether it addresses their initial concerns.

Given the 'in-principle' and fundamental locational issues forming other reasons for refusal, it is considered that this plan should be disregarded at this stage of determination as it cannot be confirmed at this late stage that the access changes would address the additional highways reason for refusal.

Recommendation: REFUSAL – The above update does not alter the original recommendation as set out on page 280 of the agenda.