

**SUBMISSION OF DETAILS PURSUANT TO CONDITION 8 OF PLANNING
PERMISSION REFERENCE S/0461/14/CW FOLLOWING DEFERMENT BY
MEMBERS: LAND ADJACENT TO ROYSTON SEWAGE TREATMENT WORKS,
A505, MELBOURN, ROYSTON SG8 5JT**

APPLICANT: WINTERS HAULAGE LIMITED
LPA REF: S/0461/14/CW/C1

To: **Planning Committee**

Date: **23 April 2015**

From: **Head of Growth & Economy**

Electoral division(s): **Melbourn / Bassingbourn**

Purpose: **To consider the details submitted pursuant to condition 8
of the planning permission following an additional
response from Hertfordshire County Council as highway
authority**

Recommendation: **It is recommended that the details be approved.**

Officer contact:

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1.0 BACKGROUND

- 1.1 At the Planning Committee meeting on 17th July 2014, Members resolved to grant planning permission subject to 18 conditions, which included a requirement to submit details of the proposed site access improvements at the junction of the site access road and the A505 Royston Bypass for approval to the County Council as waste planning authority, acting in consultation with Hertfordshire County Council (HCC) as highway authority. Members requested that such details be reported to the planning committee for approval, rather than being approved under officer delegation.
- 1.2 Members were presented with the details submitted pursuant to planning condition 8 at the Planning Committee meeting on 26th March. However, following the presentation of the submitted information Members resolved unanimously *“to defer the decision on the basis of further information being sought from Hertfordshire County Council”* in relation to the alternatives they have considered before coming to any conclusion that the acceleration lane was unnecessary and unsafe. It was also agreed that the HCC highways officers would also be invited to attend to explain their reasoning, including the detail behind the Road Safety Audit.
- 1.3 Following the Planning Committee meeting an email was sent to HCC as highway authority to explain the decision by Members (see Appendix 1). As part of this request, highways officers at Hertfordshire County Council were asked if they were able to attend the next Planning Committee meeting on 23 April 2015. Should they be unable to attend this meeting they were asked to provide a statement for Members to help inform their decision.

2.0 THE ADDITIONAL DETAILS

- 2.1 Condition 8 of planning permission S/0461/14/CW states:

The development hereby permitted shall not commence until details of the proposed access improvements at the junction with the A505 have been submitted for approval by the Waste Planning Authority acting in consultation with Hertfordshire County Council as Highway Authority. The submitted scheme shall consider the need for an improved deceleration lane and provision of an acceleration lane at the junction.

- 2.2 The response from HCC as highway authority clarified that they are only able to assess the development proposals in front of them and confirm their acceptability of these. They are not in position to provide a design service and suggest alternative access arrangements, but instead either accept; make amendments to the proposals to make them acceptable; or refuse the details. The submitted scheme for condition 8 was safety audited (see Appendix 2) and found to be acceptable subject to modifications being made to the deceleration lane. In carrying out the safety audit the provision of an acceleration lane was considered but discounted on grounds of highway safety.

- 2.3 In relation to the information submitted pursuant to condition 8, Hertfordshire County Council Highways officers stated that they are “*satisfied that the design of the improved junction is acceptable and therefore the requirement of the planning condition have been discharged and therefore subject to the applicant entering a S278 Agreement the junction improvement can be carried out*”.

3.0 RECOMMENDATION

- 3.1 It is recommended that the information submitted by the applicant pursuant to condition 8 is noted and the proposed site access improvements are approved in accordance with the highways advice provided by HCC.

Source Documents	Location
Planning application file S/0461/14/CW/C1 Planning permission file S/0461/14/CW Planning Committee report dated 17 th July 2014 Planning Committee report dated 26 th March 2015	http://planning.cambridgeshire.gov.uk/swift/apas/run/wphappcriteria.display http://www2.cambridgeshire.gov.uk/CommitteeMinutes/Committees/AgendaItem.aspx?agendaItemID=10051 http://www2.cambridgeshire.gov.uk/CommitteeMinutes/Committees/AgendaItem.aspx?agendaItemID=11341

