

Our Ref: SCC/CON/2017/24

Date: 20 June 2024

Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.

Email: planning.help@westsuffolk.gov.uk

The Planning Department
West Suffolk Council
Development Management
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU

For the attention of: Savannah Cobbold

Dear Savannah,

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/23/0735/FUL

PROPOSAL: Planning application - food to go pod and associated forecourt works (following demolition of car wash, jet wash machine and plant room)

LOCATION: Haverhill Service Station, Sturmer Road, Haverhill, Suffolk, CB9 7UU

Notice is hereby given that the County Council as Highway Authority make the following comments:

Following the submission of additional information (revised drawing and Transport Note), the access arrangements with re-enforcement to the verge areas are considered acceptable and preferred to what was previously submitted. Therefore, the following conditions will be recommended upon any approval given for this proposal.

Parking and EV Condition: The use shall not commence until the area(s) within the site shown in Drawing No. 13664-P02-066 Rev. D for the purposes of manoeuvring and parking of vehicles, including electric vehicle charging infrastructure, has been provided, and thereafter, that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided and maintained to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway and promote sustainable modes of travel.

Footway Condition: Before the development is commenced, details of a new footway and crossing within the site as indicatively shown on Drawing No. 13664-P02-066 Rev. D. The footway shall be laid out, constructed and fully completed before the development is first occupied hereby approved in accordance with the approved scheme. The footway shall be retained thereafter in its approved form.

Reason: In the interests of highway safety and sustainable development by providing a footway at an appropriate time where no provision may deter people from walking. This is a pre-commencement condition because insufficient details have been submitted at planning stage.

Note: It is an **OFFENCE** to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing, all works within the public highway shall be carried out by Suffolk County Council or its agents at the applicant's expense.

Suffolk County Council must be contacted on Tel: 0345 606 6171.

For further information, go to:

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence/>

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to the proposed development.

Yours sincerely,

Mohammedur Rashid-Miah
Transport Planning Engineer
Growth, Highways and Infrastructure