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Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)

Director of Planning

North Hertfordshire Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

District ref: 24/02167/FP
HCC ref: NH/23365/2024
HCC received: 18 December 2024
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Old Generator House, Mill Lane, Hexton, Hertfordshire, SG5 3JE

Application type

Full Application

Proposal

Full Planning Permission : Erection of one detached 3-bed dwelling with parking and landscaping with new vehicular and pedestrian accesses onto Mill Lane following demolition of existing outbuilding

Recommendation

Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:

CONDITION:

Prior to the first occupation of the development hereby permitted the vehicular access and vehicular parking areas shall be provided and thereafter retained at the position shown on the approved plan drawing number (Ref-2023/25/02) in accordance with the highway specification as Setout in Place and Movement Planning Design Guidance, Hertfordshire. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

HIGHWAY INFORMATIVES:

I recommend inclusion of the following Advisory Notes (ANs) to ensure that any works as part of this development are carried out in accordance with the provisions of the Highways Act 1980 and other relevant processes.

AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.

Further information is available via the website:

<https://beta.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

AN2) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website:

<https://beta.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

Policy Review

The key documents used to assess the application are

- National Planning Policy Framework (Dec 2023).
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
- HCC's Place & Movement Planning Design Guidance adopted in March 2024
- Manual For Street (MfS1 2007)
- North Herts Local Planning policy [2011-2031]

Planning History:

The application site has the following planning histories.

- LPA Ref- 19/02051/FP
- 23/01598/PRE
- LPA Ref- 23/02726/FP

COMMENTS / ANALYSIS:

The application is seeking permission to change of use and conversion of vacant farm workshop to create two small apartments for occupation by the Estate Under Gamekeepers. It also includes a provision of creating a new vehicular access off Mill Lane and parking area within the site. The proposed access was approved via planning application (Ref-19/02051/FP). Therefore, a condition is recommended to make sure that all parking areas and vehicular access (VXO) are provided before first use of the development.

The application site known as "Old Generator House" and don't have any direct vehicular access off Mill Lane. Mill Lane is designated as an unclassified local access (L2) road, subject to a speed limit of subject 30mph and is highway maintainable at public expense.

VEHICULAR ACCESS AND VISIBILITY:

The application site has no direct vehicular and section 12 of the submitted application drawing (Ref- 2023/25/02) reveals that a new access has been proposed to create onto Mill Lane. The proposal would be acceptable in the highway terms.

In this instance, due to the low hierarchy of Mill Lane, developer would need to apply for a dropped kerb via online to the HCC's website (www.hertsdirect.org/droppedkerbs.) and the highway network management team will make their decision.

VEHICLE PARKING

The submitted drawing (Ref- 2023/25/02) shows the proposed parking spaces and turning area with the development site which deemed satisfactory and would be acceptable.

TRAFFIC GENERATION

Proposal of erection of one dwelling would not generate substantial number of trips to the site compare with the existing usage. Therefore, it has been considered that this scale of development would not have a significant impact on the local highway network.

REFUSE / WASTE COLLECTION:

No specific details have been included as part of the application. Provision would need to be made for on-site bin-refuse stores within 30m of the dwelling and within 25m of the kerbside/bin collection point. The collection method must be confirmed as acceptable by NHDC waste management. The details should be secured as part of a planning condition.

EMERGENCY VEHICLE ACCESS:

The proposed access road appears to be acceptable to accommodate the emergency vehicles and serve the development.

CONCLUSION:

In summary, Hertfordshire County Council as a Highway Authority has considered that the proposal would not have an unreasonable impact on the safety and operation of the adjoining highways and consequently would have no objections on highway grounds. However, the developer would need to apply for standard dropped kerb application to create a VXO before occupation of the development as discussed in aforesaid condition.

Signed

Shamsul Huda

8 January 2025