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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: 24/02563/S73
HCC ref: NH/23017/2024
HCC received: 19 November 2024
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Land At Turnpike Lane And Adjacent To 4 Manor Close, Turnpike Lane, Ickleford, Hertfordshire

Application type

Variation of Condition

Proposal

Section 73 Application : Variation of condition 2 (revised plans) of planning permission 24/01031/S73 granted for erection of eight dwellings comprising of 3 pairs of semi-detached dwellings (6 x 3-bed) and two detached 4-bed dwellings including integral garages (plots 1 and 8) with a new access spur from the Lodge Court, on-site parking, landscaping

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.

COMMENTS

The proposals are for a Section 73 Application: Variation of condition 2 (revised plans) of planning permission 24/01031/S73 granted for erection of eight dwellings comprising of 3 pairs of semi-detached dwellings (6 x 3-bed) and two detached 4-bed dwellings including integral garages (plots 1 and 8) with a new access spur from the Lodge Court, on-site parking, landscaping.

Policy Review:

The key documents used to assess the application are:

- Manual for Streets 2007

- National Planning Policy Framework (July 2021)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: TH152_A_S_XX_001 Rev 7, TH152_A_DE_XX_1000 Rev P1, and Planning Statement.

'The Planning Statement summary section 1.2.1 states:

The amended proposals are limited and relate only to an amended parking arrangement for plots 5 and 6 and the addition of a car port to the parking for plot 7. There would be no greater impact on neighbouring residents as a result of the proposals. Levels of parking are maintained and there is little change in the parking layout'.

CONCLUSION

The Highway Authority agree with the statement in terms of the changes to the parking layout will have no material effect on safety or accessibility therefore, we present no objection.

Signed

Paul Marshall

26 November 2024