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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: 24/02876/FP
HCC ref: NH/23631/2025
HCC received: 17 January 2025
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Titmore Green Farm, Stevenage Road, Titmore Green, Little Wymondley, Hitchin, SG4 7JT

Application type

Full Application

Proposal

Full Planning Permission : Change of use of agricultural building into three business/storage units (Commercial Business Services Use Class E(g)(iii) light industrial and Storage or Distribution B8) including external alterations and recladding, layout of car parking, cycle store, landscaping and all ancillary works following demolition of open storage yard

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 proposed onsite car parking and turning areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan (Ref- BC-PL105, Rev-) and retained thereafter available for that specific use.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

INFORMATIVES:

HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) / highway informative to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980:

AN) Extent of Highway: Information on obtaining the extent of public highway around the site can be obtained from the HCC website: www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/extent-of-highways.aspx

AN) 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 County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

COMMENTS:

Key policy documents used to assess the applications are.

The key documents used to assess the application are.

- National Planning Policy Framework (Dec 2024).
- 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]

The application is for changing of use of agricultural building into three business/storage units (Commercial Business Services Use Class E(g)(iii) light industrial and Storage or Distribution B8) including external alterations and recladding, layout of car parking, cycle store, landscaping and all ancillary works following demolition of open storage yard.

The applicant provides a set of documents including proposed and exiting drawings including a design and access statement.

The proposed site plan (Ref- BC-PL105, Rev-) shows parking for cars, cycles and turning areas for large vehicles. The highway authority is content with the parking & turning area arrangement and a condition is recommended accordingly.

Para 5.3 confirms that, the proposed storage units be accessed via existing access off Stevenage Road.

In summary, the Hertfordshire County Council as Highway Authority has considered that the development is small in scale and would not have unacceptable impacts on highway network in the vicinity. Hence, no objection is recommended to the proposal subject to the above condition.

Signed

Shamsul Huda

7 February 2025