DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00490/FP	New entrance road to existing commercial unit and demolition of existing brick store.	The Wood Works Blackhorse Road Letchworth Garden City Hertfordshire SG6 1HB

Submitted Plan Nos

A001A A003A A002;

1.0 Policies

LP8 Development in Towns

2.0 **Site History**

2.1 No relevant history

3.0 **Representations**

3.1 **Herts Highways** - no objection following amended scheme

HCC as Highway Authority has considered that the proposal would not have an unreasonable impact on the safety and operation of the surrounding highway. The applicant will need to enter into a minor Section 278 Agreement with HCC to cover the technical approval of the design, construction and implementation of the highway works to create to new access. Therefore HCC has no objections on highway grounds to the application, subject to the inclusion of the above informatives.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is located on the north side of Blackhorse Road in Letchworth located on an employment site. There is an existing access to the site.

4.2 **Proposal**

4.2.1 The application is seeking full permission for a new vehicle access to serve Hertfordshire Timber and Building Supplies Company. The proposal comprises of a new access road 7.3m wide and approximately 16m long (accessed from Blackhorse Road) providing an additional access to an existing commercial warehouse. Blackhorse Road is designated as an unclassified local access road, subject to a speed limit of 30mph and is highway maintainable at public expense.

4.3 **Key Issues**

4.3.1 The key issues in this instance are whether there would be any harm to the character of the street scene and any harm to Highway safety.

4.3.2 With regards to the first issue, I do not consider that the new access would have an unacceptable appearance in the street scene. Vehicle accesses are a normal part of the street scene, and therefore I do not consider that it will have an adverse visual impact.

4.3.3 Hertfordshire Highways were consulted and requested that amendments were made as the proposed access road arrangements were not acceptable and not in accordance

with the Highway Authority's specifications. Highways Officers therefore were unable to recommend the granting of permission for this application in its current form. The agent made the suggested amendments and Highways commented with the following:

"Following consideration of the nature of the road (as an industrial road) and speed of traffic, the location of the proposed access road is considered to be acceptable. The arrangements are shown on submitted plan no. A003 A. The width of the carriageway of 7.3m is acceptable and in accordance with the recommended width for an industrial access as outlined in Roads in Hertfordshire: Highway Design Guide. The proposals include gates, which are set back 16m from the edge of the carriageway and kerb line radii of 3m. Any gates for industrial use and access for lorries would normally need to be set back 20m from the edge of the highway carriageway. However following consideration of the use, location near to the end of Black Horse Road, the gates opening inwards and the gates set back distance/kerb radii matching the adjacent access, the arrangements are considered to be acceptable by HCC as Highway Authority. The applicant will need to enter into a minor Section 278 Agreement with HCC as Highway Authority in relation to the highway works required."

4.3.4 Following the above comments from Highways I do not consider there would be a detrimental impact on Highway Safety in this location.

4.4 **Conclusion**

4.4.1 I raise no objection to the proposal.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.Reason:To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informative/s:

HIGHWAY INFORMATIVES:HCC recommends inclusion of the following highway informative / advisory note (AN) to ensure that any works within the public highway are carried out in accordance with the provisions of the Highway Act 1980:AN) Construction standards for works within the highway: The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in thepublic highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx or by telephoning 0300 1234047. 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 websitehttps://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx or by telephoning 0300 1234047.AN) 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 websitehttps://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx or by telephoning 0300 1234047.

Signed  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 April 2018	