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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: 24/02845/FP
HCC ref: NH/23480/2025
HCC received: 6 January 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

The Kennels, Hexton, Hitchin, Hertfordshire, SG5 3JG

Application type

Full Application

Proposal

Full Planning Permission : Erection of one 3-bed dwelling following demolition of existing outbuilding including parking and 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 Full Planning Permission: Erection of one 3-bed dwelling following demolition of existing outbuilding including parking and landscaping. The site sits between Hexton Manor and Apsley End Road accessed by an unadopted track. The Highway Authority are limited in the extent to which it is able to comment, noting that it is a privately maintained road / track, and therefore beyond the authority of the Highway Authority who are responsible for all roads / footways / verges etc. that are considered maintainable at public expense (the public highway).

- The key documents used to assess the application are:
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- Manual for Streets 2007
- National Planning Policy Framework (July 2021)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
- Cycle Infrastructure Design DfT Local Transport Note 1/20 (July 2020)
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)

PLANNING HISTORY

The application site has previous planning history with 23/02727/FP.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: 2023-27-01 - Proposed plans and elevations, 2023-27-02 - Existing plan and elevations 2023-27-03 - Location and existing site plan, and Planning, Design, Access and Heritage Statement (PDAGS).

SUSTAINABILITY

'Cycle Infrastructure Design' DfT Local Transport Note 1/20 (July 2020) recommends for cycle parking storage should be 2m (1.8m is acceptable) in length by 0.3m space between cycles. There should be parking for 1 cycle per dwelling. Outside cycle parking should be covered and lockable. The provision of well-located, safe and secure cycle parking for residents and visitors is a key factor in encouraging people to cycle as an alternative to using the private car. Section 10.04 of the PDAS states: A cycle store would be located in the rear garden.

PARKING

Section 4.4 of the PDAGS states: Amenity space for the dwelling is proposed within the modest curtilage, with parking provision as two spaces. A turning area is provided for all vehicles including service vehicles, within the existing private access roads of the Estate. This is illustrated on drawing 2023/27/101.

ACCESS

No new access is proposed.

EMERGENCY ACCESS

Emergency services must be able to get a service vehicle within 45 meters of the site. This should be reviewed.

REFUSE / RECYCLING

The proposals for recycling bin storage must be in line with Manual for Streets MfS 6.8.9 residents should not be required to carry waste more than 30m and be within 25m of the kerbside/bin collection point. I am not sure how this will be managed considering the drag distance from the proposed dwelling to the access on Mill Lane is approx. 780 meters. I recommend the LPA waste services should review the distance.

CONCLUSION

The Highway Authority (bearing in mind has no authority for the unadopted track) would not wish to restrict the grant of planning permission.

Signed

Paul Marshall

14 January 2025