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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: 24/01798/FP
HCC ref: NH/22187/2024
HCC received: 4 September 2024
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Lunchmate, The Colonnade, Station Place, Letchworth Garden City, Hertfordshire, SG6 3AQ

Application type

Full Application

Proposal

Full Planning Permission : Change of use, Class E to Sui Generis (R), food takeaway - alterations to shopfront, installation of canopy and ventilation system.

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.

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

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 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.

AN2) 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.

AN3) Chairs and tables on highway: Notwithstanding any consent issued under the Town and Country Planning Act, a licence issued under the provisions of Section 115E of the Highways Act 1980 is required prior to the placement of any tables, chairs or other apparatus in the public highway. Further information is available via the County Council's website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/street-cafe-licence.aspx> or telephone 0300 1234047 to arrange this.

COMMENTS

The proposals are for Full Planning Permission: Change of use, Class E to Sui Generis (R), food takeaway - alterations to shopfront, installation of canopy and ventilation system.

Station Place is maintainable by the highway authority and is unclassified and provides a local distributor function in the road hierarchy. The vehicle speeds past this site are limited to 30 mph. There have been no recorded accidents near the site in a rolling 5-year period.

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)

PLANNING HISTORY

The application site no previous planning history.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: GGB-EXISTING-FP-Plans-GOGOBAB, GGB-PROPOSED-FP-Plans-GOGOBAB, and GGB-DAS.

The application site is situated along the Colonnade with the shop front set back beneath a pillared entrance. There are no highway implications for vehicles however, the proposal includes a few tables and chairs to the front of the site. Please see informative 3 above.

CONCLUSION

This level of development is unlikely to generate any extra movements which would impact the surrounding highway network; therefore, the highway authority would not wish to restrict the grant of planning permission.

Signed

Paul Marshall

9 September 2024