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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: 24/02039/FP
HCC ref: NH/22432/2024
HCC received: 25 September 2024
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Coombe Farm Stables, Coombe Road, Kelshall, Royston, SG8 9SA

Application type

Full Application

Proposal

Full Planning Permission : Erection of two storey building to provide office/reception and meeting room (as a variation of planning permission reference 24/00752/FP granted on 22.05.2024).

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.

COMMENTS

The proposals are for Full Planning Permission : Erection of two storey building to provide office/reception and meeting room (as a variation of planning permission reference 24/00752/FP granted on 22.05.2024). Coombe Road is maintainable by the highway authority and is unclassified and provides a local access function in the road hierarchy. The vehicle speeds past this site are limited to 60 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, May 2018]
- Roads in Hertfordshire Design Guide 3rd Edition -2011

PLANNING HISTORY

The application site has previous planning history.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: Drawings Nos: 230905.01C, 02C, 04C, 05C, 06C, and Planning Statement

PARKING

Section 3.1 of the Planning Statement explains:

It is proposed to relocate the approved building approximately 10m to the south-west of the approved siting, on part of the existing car park. The approved site of the building, which is already car park, would then provide replacement parking area. Relocating the building as proposed would enable improved layout of the site in relation to access, car parking and existing buildings.

Drawing 02 Rev C illustrates replacement parking area in relation to the relocation of the building. This is acceptable allowing for an improved internal layout.

ACCESS

There is no new access proposed from Coombe Road. The internal access road provides for a passing area which is acceptable.

EMERGENCY ACCESS

The nature of the site puts the proposals / access within 45 meters from the public highway (As required in accordance with MfS 6.7.2)

CONCLUSION

Subject to the informatives, this level of development is unlikely to generate any extra movements which would ultimately lead to demonstrable harm to the highway network in terms of free flow and capacity, therefore; the highway authority would not wish to restrict the grant of planning