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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: 25/01935/FP
HCC ref: NH/26103/2025
HCC received: 14 August 2025
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Irongate Barn, Halls Green, Weston, Hitchin, SG4 7DR

Application type

Full Application

Proposal

Full Planning Permission : Change of use of existing barn from storage and distribution (Use Class B8) to use as a community events and learning centre for agriculture, cookery and related rural based activities (Use Class F1). Repairs to timber frame and external weatherboarding, including interfaces with adjacent construction, making good after downtaking of harmful modern fabric. Internal wall linings. Replacement glazing and adjusted openings with replacement glazing, localised repairs to existing concrete floor slab. Provision of services routes

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:

No development shall commence until a Car parking and Servicing Management Plan relating to measures to manage the car parking shall be submitted to and approved in writing by the local planning authority, in consultation with the Highway Authority. Also, all car parking bays, and cycle storages shall be provided before first use of the development as indicated on the proposed plan (Ref- 026) and thereafter retained for this purpose.

Reason: In the interests of highway operation and safety and to ensure sufficient available on-site car parking meets the needs of users of the proposed development and in the interests of encouraging the use of sustainable modes of transport.

INFORMATIVE:

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.

AN) Gravel / shingle driveways: Where loose gravel or shingle is used, a suitable measure to prevent material spilling onto the road/footpath/verge must be installed. It is an offence under section 148 of the Highways Act 1980 to deposit debris onto 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. Further information is available by telephoning 0300 1234047.

AN) Roads to remain private: The applicant is advised that all new roads* / the access routes marked on the submitted plans * / the access routes [describe*] [*delete as appropriate] associated with this development will remain unadopted (and shall not be maintained at public expense by the highway authority). At the entrance of the new estate the road name plate should indicate that it is a private road and the developer should put in place permanent arrangements for long-term maintenance.

AN) The Public Right of Way(s) should remain unobstructed by vehicles, machinery, materials, tools and any other aspects of the construction during works. Safe passage past the site should be maintained at all times for the public using this route. The condition of the route should not deteriorate as a result of these works. Any adverse effects to the surface from traffic, machinery or materials (especially overspills of cement & concrete) should be made good by the applicant to the satisfaction of the Highway Authority. No materials shall be stored or left on the Highway including Highway verges. If the above conditions cannot reasonably be achieved, then a Temporary Traffic Regulation Order (TTRO) would be required to close the affected route and divert users for any periods necessary to allow works to proceed, for which a fee would be payable to Hertfordshire County Council. Further information is available via the County Council website at <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/countryside-access/rights-of-way/rights-of-way.aspx> or by contacting Rights of Way, Hertfordshire County Council on 0300 123 4047.

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 proposal is for the change of use of existing barn from storage and distribution (Use Class B8) to use as a community events and learning centre for agriculture, cookery and related rural based activities (Use Class F1) including six cycle spaces

VEHICLE ACCESS:

The application has confirmed that no new access is proposed, and existing access point will be used to serve the proposed development.

TRAFFIC GENERATION:

Regarding the trip generation, the highway authority considers that the proposed development will not generate additional trips to the site when consideration is given to the existing yearly event (Groundswell) which is taking place for last few years.

PARKING:

The submitted Design and Access Statement (ref- Para 5.29) has confirmed that 25 car parking spaces and 10 cycle parking storage will be provided within the site for this development. In terms of onsite parking, the Local Planning Authority (LPA) is parking authority to determine the level of onsite parking.

CONCLUSION:

Hertfordshire County Council as the Highway Authority has considered that the proposal would not have an unreasonable impact on the safety and operation of the adjoining highway and consequently has no objections on highway grounds subject to the above condition.

Signed

Shamsul Huda

4 September 2025