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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: 24/01711/FPH
HCC ref: NH/21960/2024
HCC received: 13 August 2024
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Mill Corner Farm, Jacksons Lane, Reed, Royston, SG8 8AB

Application type

Full Application

Proposal

Full Permission Householder : Installation of electric gates and associated brick piers to existing vehicular access, including pedestrian side gate. Erection of timber clad shed with associated 1.8m high timber fencing and installation of gates to the area south of the gym

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 Permission Householder: Installation of electric gates and associated brick piers to existing vehicular access, including pedestrian side gate. Erection of timber clad shed with associated 1.8m high timber fencing and installation of gates to the area south of the gym. Jacksons Lane 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 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 has previous planning history with 20/01605/PIP.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: PL01, PL 20, and 21.

ACCESS

The site has an existing access off Jacksons Lane. Drawing PL21 illustrates the gates as being set back 6 meters from the boundary hedge with an overall distance from the back edge of the carriageway of approx. 10.6 meters.

VISIBILITY

Vehicular

Drawing PL21 illustrates vehicle-to-vehicle inter-visibility have an acceptable level of vehicle-to-vehicle visibility and accords with the principles found in Hertfordshire's Place & Movement Planning Design Guide Part 4 Chapter 6 section 18.1, page 70.

Pedestrian

There is no footway fronting the site. The fencing and pillars present no visibility issues.

CONCLUSION

Should the LPA be minded to approve the application, please note the above informatives. This level of development is unlikely to 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 permission.

Signed

Paul Marshall

29 August 2024