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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: 25/01017/PNQ
HCC ref: NH/24814/2025
HCC received: 29 April 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

PORTERS END HOUSE PORTERS END LANE KIMPTON HITCHIN SG4 8ER

Application type

Prior Approval

Proposal

Prior Approval Class Q Agric to Dwelling : Conversion of agricultural building into 5 residential dwellings with all associated building works.

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 Highway Authority comment previously on two similar applications. These proposals are for a Prior Approval Class Q Agric to Dwelling: Conversion of agricultural buildings into 5 residential dwellings with all associated building works.

The site is within the boundary of Porters End House which is a private settlement including 9 dwellings and various outbuildings. The Highway Authority are limited in the extent to which it is able to comment, noting that Porters End House is accessed via a privately maintained road, 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 review of the application will be advice only as the Highway Authority cannot require conditions or informatives.

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]
- 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 no previous planning history.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: 31030A_01_00 B, 31030A_01_03 B, 31030A_01_02 B, 31030A_01_00 C, 31030A_02_02 E, 31030A_02_00 C, 31030A_02_03 B

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. Drawing 31030A_02_02 E illustrates that there is 1 covered and secure cycle parking space for each dwelling. However, please see above for the cycle parking requirements.

PARKING

The LPA shall be responsible for assessing the proposed development against local parking standards and to satisfy for itself that any level of parking it requires can be achieved within the boundary of the site and not overhang the highway, including the highway footway / grass verge / vehicle crossover

ACCESS

Existing access.

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)

REFUSE / RECYCLING

As there are already residential dwellings on the site this will be provided in a similar way.

CONCLUSION

The Highway Authority in terms of free flow and capacity are satisfied this is not an issue, therefore; the Highway Authority would not wish to restrict the grant of planning permission.

Signed

Paul Marshall

8 May 2025