



Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CHN115
Farnham House
Six Hills Way
Stevenage
SG1 2ST

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: 25/02333/PNR
HCC ref: NH/26578/2025
HCC received: 23 September 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Lilley Hoo Farm, Lilleyhoo Lane, Lilley, Luton, LU2 8NQ

Application type

Prior Approval

Proposal

Prior Approval Class R Agric to Flex Use : Change of use of an agricultural building to a flexible use within Class B8 (Storage or Distribution).

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 recommends that permission be refused for the following reasons:

There is insufficient information supplied with this application to enable the Highway Authority to reach a recommendation. In the absence of the necessary information, the Highway Authority recommends refusal due to doubt over possible implications for highway safety and convenience. Please see reason for refusal below:

Visibility of vehicles and passing bays

The proposals are for Prior Approval Class R Agric to Flex Use: Change of use of an agricultural building to a flexible use within Class E(g)iii (Light industrial).

PREVIOUS HIGHWAYS COMMENTS

The Highway Authority is concerned about the narrow width of Lilly Hoo Lane and the lack of adequate passing areas for large vehicles like articulated HGVs (up to 16.5 meters in length). This poses a potential safety hazard at the junction with Holly Bush Lane. If an HGV turns into Lilly Hoo Lane while another vehicle is exiting, it might have to reverse onto Holly Bush Lane or become stationary to let the other vehicle pass, creating a safety risk. The applicant needs to demonstrate how they will address this issue.

COMMENTS

The applicant has submitted drawing Ref-(SK01), which illustrates two passing bays designed for HGVs. The Highway Authority acknowledges the effort made to incorporate these bays, facilitating vehicle movement along the narrow carriageway.

However, visibility becomes an issue especially north of the underpass. How will vehicles observe an oncoming vehicle which has gone through the 90-degree right turn, followed by a 90-degree left turn.

CONCLUSION

The Highway Authority agrees in principle with the proposals. However, the application cannot be approved until adequate visibility has been demonstrated and an appropriate solution has been provided.

Signed

Paul Marshall

7 October 2025