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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: 25/01767/FPH
HCC ref: NH/26195/2025
HCC received: 17 September 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Windmill House, Bennetts Lane, Rushden, Buntingford, SG9 0SH

Application type

Full Application

Proposal

ADDITIONAL INFORMATION

Full Permission Householder : Erection of detached timber garage and workshop outbuilding with storage, following demolition of existing detached outbuilding/garage (as amended by plans received on 07/08/2025).

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:

CON1) Prior to first use of the development the access road shall be of a bound material for the first 5m into the site to prevent material spilling onto the road

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

CON2) Prior to the first occupation of the development hereby permitted a visibility splay measuring 20 x 20 metres shall be provided to each side of the access where it meets the highway, and such splays shall thereafter be retained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

Reason: To ensure that the level of visibility for pedestrians, cyclists and vehicles is satisfactory in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

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.

AN) 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.

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.

COMMENTS

The proposals are for Full Permission: Erection of detached timber garage and workshop outbuilding with storage, following demolition of existing detached outbuilding/garage (as amended by plans received on 07/08/2025).

Context:

Bennetts Lane is an unclassified local access road and provides a local access function in the road hierarchy Bennets Lane is highway maintainable at public expense. A 30mph speed limit applies. On Hertfordshire County Council's Place and Movement network Bennets Lane is classed as P1/M1 (Rural Lane). No reportable highway accidents recorded within the immediate vicinity of the application site (5-year rolling). No Public Right of Way (as shown on the Public Rights of Way Map) directly affects the site or would be affected by the proposal. The county council considers Bennets Lane is a traffic sensitive road between 07:00 - 09:30 and 16:00 - 18:30 Monday to Friday

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.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: Heritage and Design Statement, Proposed Site Ground Floor Plan, Site Plan & Block Plan, Proposed Site Entrance Amendment, Proposed Ground Floor Plan, and Garage Section.

The Heritage and Design Statement notes that:

“the proposed building is intended as a supplementary facility to the main residence, primarily serving as a domestic workshop and providing secure storage for agricultural equipment, including tractors. A dedicated section will accommodate classic cars, along with their spare parts and maintenance tools.”

Considering this, the Highway Authority is satisfied that the proposals do not warrant the same level of review as would be required for a new dwelling or a commercial use in the full sense of the term i.e. recycle vehicles and delivery vehicles

PARKING

The proposed car parking provision and layout is the responsibility of the Local Planning Authority to determine the level and suitability of the car parking proposals; however, it is essential that it is operated in efficient and safe manner to minimise the impact on the local highway network which is the responsibility of Hertfordshire County Council

ACCESS

The site has an existing access and is suitable for the proposals. It is important to make sure the first 5 meters of the surface into the site should be of a bound material. See Condition 1 above.

VISIBILITY

Although the proposed access is located close to an S-bend and a section of narrow road, it is deemed acceptable by the Highway Authority. The nature of the development—as outlined in the Heritage and Design Statement, which describes the building as a supplementary facility to the main residence for domestic workshop use and secure storage—means that traffic generation will be minimal. The applicant has provided a visibility splay of 20 meters either side of the access which is acceptable. Please see Condition 2 above.

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

Should the LPA be minded to approve the application please note the above conditions and 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 permission.

Signed

Paul Marshall

22 September 2025