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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: 24/01900/FP
HCC ref: NH/22221/2024
HCC received: 9 September 2024
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Unit 6, Royston Gateway Trade Park, Darlington Road, Royston, Hertfordshire, SG8 5PF

Application type

Full Application

Proposal

Full Planning Permission : Installation air conditioning condenser units, extractor grilles and fixed outside seating

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.

COMMENTS

The proposals are for Advertisement Consent: Installation of internally illuminated four fascia signs and one internally illuminated projecting sign.

The site is The Gateway Trade Park. The Highway Authority are limited in the extent to which it is able to comment, noting that the trade park has a privately maintained internal road network 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).

POLICY REVIEW:

The key documents used to assess the application are:

- Manual for Streets 2007
- National Planning Policy Framework (Dec-2023)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)
- Institution of Lighting Professionals in the publication 'Technical Report No 5: Brightness of Illuminated Advertisements' and 'Guidance Notes for the Reduction of Obtrusive Light GN01:2014'.

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:

S6623 Royston Gateway-16 Block Plan
 S6623 Royston Gateway-17a Front Elev
 S6623 Royston Gateway-18b Rear Elev
 S6623 Royston Gateway-19a Side Elev
 S6623 Royston Gateway-20a Sections
 S6623 Royston Gateway-21a Sections
 S6623 Royston Gateway-22a Sections
 S6623 Royston Gateway-23 Outdoor Seating

CONCLUSION

The signage complies with illuminance levels found in the Institution of Lighting Professionals publication (see above). Therefore, there is no issue with dazzle and distraction. The height of the signage as measured from the ground to the underside of the sign (5.3 m) is within what the Highway Authority would advise of a minimum of 2.3 meters. In respect of air conditioning condenser units, extract grilles and, fixed outside seating the Highway Authority make no comment. The Highway Authority would not wish to restrict the grant of planning permission.

Signed

Paul Marshall

27 September 2024