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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: 25/00012/FP
HCC ref: NH/23817/2025
HCC received: 12 March 2025
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

25 Milestone Road, Hitchin, Hertfordshire, SG5 2SZ

Application type

Full Application

Proposal

AMENDED PROPOSAL

Full Planning Permission : Change of use of dwelling to registered residential children's home (C2) to accommodate 2 children with 24hr care staff

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:

This is an amended application which has been assessed previously and comment was sent on 18/02/2025. This time, there are no significant changes in terms of highway safety apart from reduction of one parking space. The provision of onsite parking spaces has been reduced to 4 spaces from 5 spaces. The highway authority considers that the amended proposal would not have an unreasonable impact on the safety and operation of the adjoining highway consequently has no objections on highway grounds and my previous comments will remain unchanged as below;

Key policy documents used to assess the applications are.

The key documents used to assess the application are.

- National Planning Policy Framework (Dec 2024).
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]

- HCC's Place & Movement Planning Design Guidance adopted in March 2024
- Manual For Street (MfS1 2007)
- North Herts Local Planning policy [2011-2031]

The application comprises of the change of use of dwelling to registered residential children's home (C2) to accommodate 2 children with 24hr care staff.

Vehicle Access

The property benefits from an existing access off Milestone Road which is an unclassified road and provides local services into the road hierarchy. Para 9.18 and 9.18 of the submitted Design and Access Statement (DAS) has confirmed that no alterations to existing access and parking are proposed.

Traffic Generation

Given the proposal, this has been considered not to significantly alter the traffic generation of vehicles to the development.

Highway Safety:

Vehicle to vehicle inter-visibility and pedestrian visibility is unaffected by the proposal. The present level of visibility from the existing access is acceptable and appropriate for the level of use it will receive and complies with sight stopping distances found in Manual for Streets [Visibility splays at junctions 7.7 and visibility along the street edge 7.8.3]

Accessibility

The site lies within easy reach of the village bus route and centre and within commuting distance by an infrequent bus service to other towns and the local railway station at Hitchin.

Conclusion:

Hertfordshire County Council as Highway Authority has considered that the proposal is of low scale development therefore the proposal would not have an unreasonable impact on the safety and operation of the adjoining highway consequently has no objections on highway grounds. tied

Signed

Shamsul Huda

27 March 2025