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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: 24/01993/FP
HCC ref: NH/22611/2024
HCC received: 14 October 2024
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Our Lady And St Andrews Rc Church , 16 Nightingale Road, Hitchin, Hertfordshire, SG5 1QS

Application type

Full Application

Proposal

Full Planning Permission : Erection of scout hut outbuilding to include solar roof panels following demolition of existing scout hut outbuilding. Alterations to existing car parking layout and access.

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.

Brief Description of Proposed Development in support by the applicant:

The proposals seek permission for the erection of a replacement scout hut following demolition of the existing, as well as alterations to the parking layout and access. It is also intended to remove one existing tree as shown on the site plan.

The existing scout hut was built as a temporary building and brought to the site in mid 1970's.

Due to a 20ft no build zone covenant on the site, the proposed building has been located as close as possible to its original position. It is intended to create a slightly larger, modern version of a traditional scout hut and will connect to the existing kitchen and WC areas of the church, meaning that users will no longer have to go outside to access these facilities.

The existing access to the site is via the Grove Road end of College Road and there are no plans to alter this.

Splayed parking spaces have been allowed for along College Road to make it easier to enter and exit along this one way section of road.

A new parking arrangement has been designed to conform to current policy and allows for better manoeuvring than at present. There are also two disabled parking spaces allowed for.

Refuse lorries currently enter the site on College Road from Grove Road and stop briefly to empty bins before continuing along the road. There are no plans to change this arrangement.

Highways comments:

The proposal involves the erection of a replacement slightly larger scout hut following demolition of the existing hut.

The proposed car parking provision is the responsibility of the LPA 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 the HCC HA.

The proposal involves alterations to the car parking layout with angled car parking spaces along College Road, which is a private road, designed to conform to current policy, and given the number of parking spaces are similar to the existing, therefore the proposed development is not expected to have a material impact on the operation of the local highway network.

Recommendation:

No objection.

Signed

Senober Khan

1 November 2024