



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: 24/01518/FPH
HCC ref: NH/21862/2024
HCC received: 5 August 2024
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Saxon House , 21 The Chilterns, Hitchin, Hertfordshire, SG4 9PP

Application type

Full Application

Proposal

Full Permission Householder : Replace existing brick piers to driveway entrance, widening of existing driveway entrance, replace existing block paving driveway with resin surface finish, associated landscaping, and replace existing front door

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.

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.

AN1) 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.

AN2) 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 Householder: Replace existing brick piers to driveway entrance, widening of existing driveway entrance, replace existing block paving driveway with resin surface finish, associated landscaping, and replace existing front door.

The Highway Authority are limited in the extent to which it is able to comment, noting that The Chilterns is a privately maintained road, 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).

The access to The Chilterns is taken from Wymondley Road which is maintainable by the highway authority and is unclassified and provides a local access function in the road hierarchy. The vehicle speeds past this site are limited to 30 mph and 60mph. There have been no recorded accidents near the site in a rolling 5-year period.

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 no previous planning history.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: 001, 003, 020, 021, and 023.

PARKING

As existing.

ACCESS

The access, were it on highway land, would be acceptable.

VISIBILITY

The visibility is impaired by the two brick pillars at 1.2 meters in height. If this were on highway land we would require .600 meter maximum height to allow for pedestrian visibility. However, this is a small close with little pedestrian footfall.

REFUSE / RECYCLING

As existing

CONCLUSION

In conclusion, as has previously been shown. The Chilterns is a private access road beyond the authority of the Highway Authority. The above informatives apply to the access from Wymondley Road

Subject to the informatives, the highway authority would not wish to restrict the grant of planning permission.

Signed

Paul Marshall

15 August 2024