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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: 25/01198/FP
HCC ref: NH/25064/2025
HCC received: 20 May 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

LAND TO THE EAST OF 2 WEST LANE PIRTON HITCHIN SG5 3RA

Application type

Full Application

Proposal

Extension of existing hardstanding (Development already carried out). Installation of permeable driveway (Development has commenced). Creation of vehicular access off West Lane.

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 recommends that permission be refused for the following reasons:

There is insufficient information supplied with this application to enable the Highway Authority to reach a recommendation. In the absence of the necessary information, the Highway Authority recommends refusal due to doubt over possible implications for highway safety and convenience. Please see reasons for refusal below:

Swept Path Analysis required

Drawing 25.072-P1 illustrates the existing and proposed hard standing. The proposed access is located at a 3-way junction with Royal Oak Lane and West Lane, which the Highway Authority deems traffic-sensitive due to high peak flows.

The Planning Statement asserts that there is sufficient space to turn and exit the site in a forward gear. However, the applicant must demonstrate how a vehicle towing a caravan can access the site

and manoeuvre into position. Given the nature of the junction, it is essential that vehicles enter and exit the site in a forward gear, particularly when towing a caravan.

For the reasons stated above the Highway Authority are unable to extend the grant of planning permission.

Signed
Paul Marshall

25 June 2025