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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: 24/02500/FP
HCC ref: NH/22894/2024
HCC received: 7 November 2024
Area manager: Manjinder Sehmi
Case officer: Geoffrey McMahon

Location

23 High Street, Royston, Hertfordshire, SG8 9AB

Application type

Full Application

Proposal

Full Planning Permission : Change of use to form two retail units (class E) and six one-bed and one 2-bed flats including alterations to fenestration

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 subject to the following condition:

CON 1) **Construction Management Statement:** No development shall commence until a Construction Management Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Statement. The purpose of the CMS is to help developers minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment. It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses. A completed and signed CMS must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites will be mitigated and managed. The CMS would need to include elements of the Construction Logistics and Community Safety (CLOCS) standards as set out in our Construction Management template, including but not limited to:

- a. Construction vehicle numbers, type, routing;
- b. Access arrangements to the site;
- c. Traffic management requirements

- d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
- e. Timing of construction activities, including delivery times and removal of waste, and to avoid peak traffic times;
- f. Provision of sufficient on-site parking prior to commencement of construction activities, and/or details of alternative arrangements for employees to travel to site;
- g. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- h. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.

Reason: in order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

HCC as Highway Authority recommends inclusion of the following Advisory Notes (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

Site:

Royston High Street is an unclassified town centre road maintainable at public expense and performing a local access role in the road hierarchy. The vehicle speed past this site is limited to 20mph. There have been no accidents here over a five-year rolling period.

The proposal is for the substantial remodelling of former bank premises to form seven flats and two ground floor retail units.

Policy Review

The key documents used to assess the application are:

- Manual for Streets 2007
- National Planning Policy Framework (December 2023)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 (2018-2031, May 2018)

- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)
- Cycle Infrastructure Design DfT Local Transport Note 1/20 (July 2020)
- HCC Residential Dropped Kerbs Policy (May 2024)

Drawings

The Highway Authority notes the submission of documents to support the proposal, including the following: 1097-PL10 (Site and Location Plans), 1097-PL01B (Proposed Basement and Ground Floor Plans), 1097-PL02B (Proposed First and Second Floor Plans), and a Design, Access and Heritage Impact Statement.

Access

The property benefits from access on the High Street (for the new retail units) and from King Street to the rear for the flats. A redundant emergency stairwell, also giving out onto King Street, provides space for cycle and refuse bin storage.

Parking

As parking authority, the LPA will determine whether the proposed parking arrangements are appropriate for the scale of development. The Highway Authority acknowledges that the parking requirements are effectively reduced by the change of use, and that this is a sustainable town centre location where minimum parking standards need not apply.

Sustainability

The Highway Authority recognises that this is an accessible location (as set out in the Design, Access and Heritage Impact Statement), offering a variety of services within walking and cycling distance, along with viable public transport options.

Emergency Vehicle Access

The location satisfies the requirement under MfS 6.7.2 that fire appliances must be able to get within 45 meters of the entrance in an emergency.

Refuse and Recycling

The location satisfies the requirements for waste disposal and recycling under MfS 6.8.9 (that residents should not be required to carry waste more than 30m, and that collection vehicles must be able to get within 25m of the kerbside/bin collection point).

CONCLUSION

Hertfordshire County Council as Highway Authority considers that the proposed level of development would not generate traffic movements that would have an unreasonable impact on the safety and operation of the wider highway network. Subject to the condition and informatives set out above, therefore, it offers no objections on highway grounds.

Signed

Geoff McMahon

20 November 2024