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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: 26/00240/FP
HCC ref: NH/28203/2026
HCC received: 1 May 2026
Area manager: Manjinder Sehmi
Case officer: Geoffrey McMahon

Location

Barns At Winch Hill Farm, Winch Hill Road, Luton, Hertfordshire, LU2 8PA

Application type

Full Application

Proposal

AMENDED PROPOSAL

Full Planning Permission : Installation of replacement roofs and external cladding to existing outbuildings. Creation of vehicular access and egress off Winch Hill Lane. Installation of bike store, landscaping, fencing and hardstanding to provide 8 parking spaces

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 conditions:

CON1) Construction Management Plan (CMP): No development shall commence until a CMP 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 Plan. The Plan would need to include details of:

- 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);
- e. Siting and details of wheel washing facilities;
- f. Cleaning of site entrances, site tracks and the adjacent public highway;
- g. Timing of construction activities, including delivery times and removal of waste, and to avoid school pick up/drop off times.
- h. Provision of sufficient on-site parking prior to commencement of construction activities;

- i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- j. 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;
- k. Phasing Plan.

Reason: in order to protect the 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).

CON2) Existing Access: Prior to the first use of the development hereby permitted, vehicular, pedestrian and cyclist access to and egress from the adjoining highway shall be limited to the access shown on Drawing No. FP/2026/03/C (Proposed Site Plan) only. Any other accesses shall be permanently closed, and the highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority, concurrently with the bringing into use of the new access.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety and amenity in accordance with Policy 5 (Development Management) of Hertfordshire's Local Transport Plan (adopted 2018).

CON3) New Access: Prior to the first use of the development hereby permitted, the pedestrian and vehicular access shall be completed and thereafter retained as indicated on Drawing No. FP/2026/03/C (Proposed Site Plan) in accordance with details/specifications to be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The work must be undertaken to the Highway Authority's satisfaction and specification under a Section 278 Agreement, and by a contractor who is authorised to work in the public highway. Arrangement shall be made for surface water from the proposed development to be intercepted and disposed of separately so that it does not discharge onto the highway carriageway.

Reason: to ensure construction of a satisfactory access to the site and in the interests of highway safety and amenity in accordance with Policy 5 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 affecting the highway are carried out in accordance with the provisions of the Highways 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.

AN3) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

COMMENTS

Site

Winch Hill Road is an unclassified road maintainable at public expense and having a local access role in the road hierarchy. In Hertfordshire's Place and Movement network it is classified as P1/M1 (e.g. Rural Lane). The vehicle speed is restricted to 60 mph and there have been no collisions in the road during a five-year rolling period.

Policy Review

The key documents used to assess the application are:

- Manual for Streets 2007
- National Planning Policy Framework (December 2024)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 (2018-2031, May 2018)
- Place & Movement Planning & Design Guidance for Hertfordshire (March 2024)
- NHDC Local Plan 2011-2031 (November 2022)

Drawings

The Highway Authority notes the submission of documents to support the proposal, including Drawing Nos FP/2026/01 (Existing Site Plan), FP/2026/05&06 (Existing and Proposed Elevations), FP/2026/03/C (Proposed Site Plan), FP/2026/10/C (Proposed Landscape Plan) a Planning Statement and a Transport Statement (Amended).

HIGHWAY IMPACTS

The site is approached from both directions by a narrow rural lane and the development will therefore require a Construction Management Plan (see Condition 1 above).

Access

The amended proposal drawings indicate that the existing access point will be closed up and a new one created a little further south along Winch Hill Lane. This work will have to be undertaken in collaboration with the Highway Authority as set out above in Conditions 2 & 3.

The Highway Authority welcomes the decision to service the development from a single access, minimising the potential for conflict with other highway users and allowing vehicles the flexibility to arrive and depart via the most appropriate route. The swept path analysis supplied with the amended Transport Statement confirms that delivery vehicles will be able to enter and exit the site in forward gear.

Parking

The LPA as parking authority will determine whether the proposed parking provision accords with its current standards for this location and intended use, including those for secure cycle storage,

electric vehicle charging and blue badge holders. The parking spaces should be set out in accordance with the dimensions specified under Hertfordshire's P&MP&DG (4.6.11).

Visibility

Drawing No. FP/2026/03/C (Proposed Site Plan) shows visibility splays of 4.5m x 43m which are appropriate for the recorded 85th percentile speeds of <30mph, and are not dependent on third party land.

Trip Generation

The Transport Statement states that, following the change of use, delivery vehicle movements are not expected to exceed four two-way trips per day, and drivers will be required to follow a set route to the most frequent destination (the Cube Metals site on Pastures Lane).

Waste Disposal

The Highway Authority notes the provision of dedicated bin storage within 30m drag distance of the gates. The operator will be responsible for contracting with a commercial provider for the collection of waste generated by the site.

Emergency Vehicle Access

The site layout satisfies the requirements of MfS 6.7.2 (that fire appliances must be able to get within 45 meters of the buildings in an emergency) provided that a fail-safe mechanism is in place to open the gates in the event of an emergency and/or power failure.

CONCLUSION

Subject to the Conditions and Informatives listed above, the Highway Authority considers that the proposal would not severely affect the safety and operation of the wider public highway network and therefore does not wish to restrict the grant of permission.

Signed

Geoff McMahon

15 May 2026