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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: 24/02343/FP
HCC ref: NH/23042/2024
HCC received: 23 December 2024
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Church Wood, Three Houses Lane, Codicote, Hertfordshire, SG4 8TB

Application type

Full Application

Proposal

AMENDED PROPOSAL

Full Planning Permission : Change of use of existing site from agricultural to use Class B8 (Storage and Distribution). Extensions and alterations to existing barns; erection of detached temporary structure of three years and supporting substation and concrete base. Installation of hardstanding for outside storage and parking and installation of electric front entrance gates. (Development has commenced).

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:

- Incorrect data provided.
- The application form description is confusing by providing data / information other than that which is proposed.

The information provided is confusing. The application form states: "Full retrospective planning permission for the change of use of the existing site from agricultural to Use Class B8" However, this is not a true reflection of the proposals, the information provided in the Transport Statement is for office use. Finally, the Highway Authority were not consulted before the development commenced.

HCC as the Highway Authority have reviewed the supporting documents and drawings and wishes to raise an objection to the application. This is due to conflicting information and incorrect data to support the application.

Signed

Paul Marshall

17 January 2025