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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: 24/01780/DOC
HCC ref: NH/21939/2024
HCC received: 12 August 2024
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

The Anchor, 84 Cambridge Road, Hitchin, Hertfordshire, SG4 0JH

Application type

Discharge of Condition

Proposal

Details of Condition : Details reserved by condition 10 (Construction Management Plan) of planning permission reference no. 23/01947/FP granted 26.03.2024

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:

Highway Conditions:

CON1) Prior to the first occupation of the development hereby permitted, 18 Parking Permits shall be secured for the proposed development and details of agreement should be approved by the SBC as recommended in the (Autolus, St George's Way, Stevenage – Parking and Servicing Statement of the 26th of July 2024. These additional permits should be a live document and valid throughout the development uses.

Reason: In the interests of highway safety, amenity and capacity and to be in accordance with Policies 4, 5, 12, 15 of Hertfordshire's Local Transport Plan (adopted 2018).

CON2) No development shall commence until a Construction Management has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Management Plan / Statement shall include details of*:

- a. Construction vehicle numbers, type, routing
- b. Access arrangements to the site;
- c. Traffic management requirements (if any)
- d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
- 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.

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).

CON3) Prior to the first commencement of the development hereby permitted, a scheme for the parking of 24 cycles including details of the design, level and siting shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied (or brought into use) and thereafter retained for this purpose.

Reason: To ensure the provision of cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport in accordance with Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (adopted 2018)

Highway Informative:

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.

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.

AN4) Avoidance of surface water discharge onto the highway: The applicant is advised that the Highway Authority has powers under section 163 of the Highways Act 1980, to take appropriate steps where deemed necessary (serving notice to the occupier of premises adjoining a highway) to prevent water from the roof or other part of the premises falling upon persons using the highway, or to prevent so far as is reasonably practicable, surface water from the premises flowing on to, or over the footway of the highway.

AN5) Abnormal loads and importation of construction equipment (i.e. large loads with: a width greater than 2.9m; rigid length of more than 18.65m or weight of 44,000kg - commonly applicable to cranes, piling machines etc.): The applicant is directed to ensure that operators conform to the provisions of The Road Vehicles (Authorisation of Special Types) (General) Order 2003 in ensuring that the Highway Authority is provided with notice of such movements, and that appropriate indemnity is offered to the Highway Authority. Further information is available via the Government website www.gov.uk/government/publications/abnormal-load-movements-application-and-notification-forms or by telephoning 0300 1234047.

COMMENTS:

The proposals are for elevational alterations at ground and mezzanine level in connection with refit of ground floor and removal of undercroft parking. Installation of additional equipment at roof level. St George's Way is maintainable by the highway authority and is classified as a Principal 'A' road and provides a main distributor function in the road

hierarchy. The vehicle speeds past this site are limited to 30 mph. There has been one recorded accident near the site in a rolling 5-year period.

Policy:

The key documents used to assess the application are:

- Manual for Streets 2007
- National Planning Policy Framework (Dec 2023)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)
- Cycle Infrastructure Design DfT Local Transport Note 1/20 (July 2020)

Planning History:

The application site has previous planning history with 21/00627/FPM.

Documents:

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: Planning Design & Access Statement, and Parking and Servicing Statement.

Parking:

A parking assess has been submitted for to justify the impacts of the development (Autolus, St George's Way, Stevenage – Parking and Servicing Statement of the 26th of July 2024).

The statement states that with regards to parking, you are advised to purchase an additional 18 parking permits for either Marshgate carpark or St George's MSCP to replace those being lost in the undercroft area.

The Highway Authority are satisfied that the provision of additional parking permits will mitigate any extra parking demands associated with development. These additional parking permits should be provided before first occupation of the development as discussed in Condition1.

Access

The development site can be accessed via existing access point off St, George Way and no changes are proposed to the existing access arrangement.

Construction Management Plan:

It is important that a CMP is provided considering the nature of the proposals in respect of St George's way access. The statement must have or be shown as a drawing of the construction site and the dedicated areas within. These should include but not limited to, construction parking area, wheel washing, storage. (See Condition 2)

Conclusion:

Should the LPA be minded approving the application please note the above informatives and conditions. This level of development is unlikely to generate any extra movements which would ultimately lead to demonstrable harm to the highway network in terms of free flow and capacity, therefore; the highway authority would not wish to restrict the grant of planning permission, subject to the informatives and conditions.

Signed

Paul Marshall

27 August 2024