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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: 25/01765/FP
HCC ref: NH/26094/2025
HCC received: 14 August 2025
Area manager: Manjinder Sehmi
Case officer: Geoffrey McMahon

Location

Hayes Cottage, 1 West Lodge, Putteridge Park, Luton, LU2 8LA

Application type

Full Application

Proposal

Full Planning Permission : Change of use from 5-bed dwelling (C3) to 5-bed childrens care home (C2 residential institution).

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.

COMMENTS

Site

Hayes Cottage is accessed from Putteridge Road which is an unclassified road maintainable at public expense, having a local access role in the road hierarchy and a speed limit of 60 mph. In Hertfordshire's Place & Movement Network it is categorised as P1/M1 (e.g. rural lane). 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 Local Transport Plan-4 (2018-2031, May 2018)
- Place & Movement Planning & Design Guidance for Hertfordshire (March 2024)

Drawings

The Highway Authority notes the submission of documents to support the proposal, including Drawing Nos 101AR-01 (Site Plans), 101AR-02 (Existing/Proposed Floor Plans), an Operational Management Plan and a Planning Statement.

HIGHWAY IMPACTS**Access and Parking**

The application form states that the existing access point and vehicle hardstanding arrangements will be unchanged, and the LPA as parking authority will determine whether they will be appropriate for the proposed change of use. Consideration should be given to electric vehicle charging and secure bicycle storage, given the intention to convert the existing garage into office space.

Sustainability

Several local schools are within walking and cycling distance, making this a suitable location for a residential care facility for young people. A regular bus service links Stopsley with Luton railway station and town centre.

Emergency Vehicle Access

The location puts the development within 45 metres of the public highway as required under MfS 6.7.2.

Refuse and Recycling

The application form states that the existing arrangements for the disposal of domestic waste will continue to operate.

CONCLUSION

The Highway Authority considers that the proposal would not materially 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

28 August 2025