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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: 24/01120/FP
HCC ref: NH/22679/2024
HCC received: 18 October 2024
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Land Adjacent To Ashley Lodge, Rabley Heath Road, Codicote, Hertfordshire, AL6 9UB

Application type

Full Application

Proposal

Erection of stable block

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.

Advisory Notes:

Should this application be approved HCC recommends inclusion of the following Advisory Notes (ANs) to ensure that any works as part of this development are carried out in accordance with the provisions of the Highways Act 1980 and other relevant processes.

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 website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

Obstruction of public highway land: 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 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 website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developerinformation/development-management/highways-development-management.aspx>

Road Deposits: It is an offence under Section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and 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 are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developerinformation/development-management/highways-development-management.aspx>

Brief description in support of the proposed development by the applicant:

The proposed application is seeking planning permission for a single storey stable block on a plot of land designated for the use of grazing.

This Design & Access statement has been prepared in support of the application.

The Client owns the property and adjacent land, which obtained previous planning permission for front and rear extensions. See application No.19/02341/FPH

The application site is a 2.4-acre green field site with the designated use of grazing. There is an existing double gate access off the road.

The proposal would actually improve the safety on the highway. The road is a small green lane, so it would improve access onto the land for grazing and reduce the need to transport horses on and off the land.

The proposal would more than meet the need of this policy providing ample parking for the proposal.

The proposed development has no effect on the existing transport links. The building is located in a rural area, so the use of a car is the main form of transport. There are sufficient car parking spaces for the proposal.

Highway comments:

This application involves the erection of a stable block on a plot of land designated for the use of grazing.

The proposed car parking provision is the responsibility of the LPA to determine the level and suitability of the car parking proposals, however, it is essential that it is operated in efficient and safe manner to minimise the impact on the local highway network which is the responsibility of the HCC HA.

The HA considers the proposed development is not likely to have any significant impact on parking demand or operation on the local highway network.

Recommendation:

No objection.

Signed

Senober Khan

7 November 2024