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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: 25/00616/PNR
HCC ref: NH/24362/2025
HCC received: 20 March 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Lilley Hoo Farm, Lilleyhoo Lane, Lilley, Luton, LU2 8NQ

Application type

Prior Approval

Proposal

Prior Approval Class R Agric to Flex Use : Change of use of an agricultural building to a flexible use within Class B8 (Storage or Distribution).

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 reason for refusal below:

No adequate passing areas

The proposals are for Prior Approval Class R Agric to Flex Use: Change of use of an agricultural building to a flexible use within Class E(g)iii (Light industrial).

Context: Lilly Hoo Land is an unclassified local access road and provides a local access function in the road hierarchy. Lilly Hoo Lane is highway maintainable at public expense. A 60mph speed limit applies. on HCC's Place and Movement network Lilly Hoo Lane is classed as P1/M1 (Eg. Rural

Lane). No reportable highway accidents recorded within the immediate vicinity of the application site (5-year rolling). No Public Right of Way (as shown on the PRow map) directly affects the site or would be affected by the proposal. The county council considers Lilly Hoo Lane not to be a traffic sensitive road. However, access to Lilly Hoo Lane is taken from Holly Bush Lane which is a Traffic Sensitive Road.

The Highway Authority is concerned about the narrow width of Lilly Hoo Lane and the lack of adequate passing areas for large vehicles like articulated HGVs (up to 16.5 meters in length). This poses a potential safety hazard at the junction with Holly Bush Lane. If an HGV turns into Lilly Hoo Lane while another vehicle is exiting, it might have to reverse onto Holly Bush Lane or become stationary to let the other vehicle pass, creating a safety risk. The applicant needs to demonstrate how they will address this issue.

CONCLUSION

The Highway Authority cannot approve the application at this time due to concerns about the narrow width of Lilly Hoo Lane and the lack of adequate passing areas for large vehicles.

Signed

Paul Marshall

9 April 2025