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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: 25/00309/FP
HCC ref: NH/24254/2025
HCC received: 12 March 2025
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Ivy's Cottage, Smiths End Lane, Barley, Royston, SG8 8LH

Application type

Full Application

Proposal

Full Planning Permission : Erection of one detached self-build 2-bed retirement dwelling and ancillary works

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:

CONDITION:

Prior to the first occupation of the development hereby permitted the proposed onsite car and cycle parking and turning areas as shown on the proposed site plan (Ref -NOA/25/02) shall be laid out, demarcated, levelled, surfaced, and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

INFORMATIVE

AN) Extent of Highway: Information on obtaining the extent of public highway around the site can be obtained from the HCC website: www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/extent-of-highways.aspx

AN) 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.

AN) Gravel / shingle driveways: Where loose gravel or shingle is used, a suitable measure to prevent material spilling onto the road/footpath/verge must be installed. It is an offence under section 148 of the Highways Act 1980 to deposit debris onto 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. Further information is available by telephoning 0300 1234047.

COMMENTS:

Key policy documents used to assess the applications are.

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- National Planning Policy Framework (Dec 2024).
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
- HCC's Place & Movement Planning Design Guidance adopted in March 2024
- Manual For Street (MfS1 2007)
- North Herts Local Planning policy [2011-2031]

The application is for erection of one detached self-build 2 bed retirement dwelling and associated works. The application site is located along Smiths End Lane which is maintainable by the highway authority and is unclassified and provides a local access function in the road hierarchy. The vehicle speeds past this site are limited to 30 mph. There have been no recorded accidents near the site in a rolling 5-year period.

VEHICLE ACCESS:

The application has confirmed that no new access is proposed, and existing access point will be used to serve the proposed dwelling.

TRAFFIC GENERATION:

Given the size of development (only one dwelling), this has been considered not to significantly alter the traffic generation of vehicles to the development.

IMPACT ON THE LOCAL HIGHWAY NETWORK:

The turning space within the application site has now been demonstrated as part of the proposal and is acceptable.

PARKING:

Two car parking spaces and 2 cycles parking are proposed for new dwelling. The highway authority is content with the proposed level of parking for cars and cycle and a condition is recommended.

CONCLUSION:

Hertfordshire County Council as Highway Authority has considered that the proposal is small in scale, therefore the proposal would not have an unreasonable impact on the safety and operation of the adjoining highway consequently has no objections on highway grounds and subject to the above condition.

Signed

Shamsul Huda

2 April 2025