



Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CHN115
Farnham House
Six Hills Way
Stevenage
SG1 2ST

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: 25/00241/RM
HCC ref: NH/23925/2025
HCC received: 13 February 2025
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Baldock Services, Great North Road, Radwell, Baldock, SG7 5TR

Application type

Reserved Matters

Proposal

Reserved Matters : Reserved matters application for approval of layout, scale and appearance of buildings and landscaping pursuant of outline permission 21/03374/OP granted 31.01.2022

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:

The Highway Authority under the current submission cannot support the proposals because the application has failed to demonstrate a satisfactory policy and design-led approach to the safe accessibility of the proposed development contrary to Hertfordshire's Local Transport Plan (LTP4).

Brief Description in support of Proposed Development by the applicant:

Submission of application for the Approval of Reserved Matters of the layout of the site, the scale and appearance of buildings and landscaping pursuant of Outline Application Ref. 21/03374/OP. The Outline Application approved the following development at Baldock Services,

On 31st January 2021, an outline application (ref. a) for the erection of a Drive-Thru Coffee Shop with associated car parking with all matters reserved except for access was approved by North Herts Council.

This Reserved Matters Application seeks consent for the layout, the scale and appearance of buildings and landscaping of the Drive-Thru Coffee Shop, which was approved as part of outline application (ref. 21/03374/OP).

Drawing ref. BALDTRM 005 - Baldock Drive-thru layout plan is submitted and shows the proposed layout of the application site.

There will be two access points along the western boundary, the first providing access to the drive thru and the second being taken to solely access the car park. All cars will exit using the most southerly western access.

The Drive-Thru building will be positioned north east within the red line boundary in between the two access points.

There will be 10no. car parking spaces (2 of which will be disabled car park spaces) located to the south west of the site.

Drawing ref. BALDTRM 004 - Baldock Drive-thru building plan has been submitted with this application. The drawing shows the internal layout of the proposed Drive-Thru building.

Highways comments:

The HA has reviewed the layout of the site drawing and has the following comments to make:

A door located on the western side of the restaurant opens outwards and partially into the carriageway, for highway and users safety reasons this is not acceptable.

No information/path has been provided to show how vehicle occupants from the restaurant car park and main car park will access the restaurant safely including safe crossing points.

Previous highway comments identified that electric vehicle charging points should be provided, none are shown.

Recommendation:

The Highway Authority under the current submission cannot support the proposals because the application has failed to demonstrate a satisfactory policy and design-led approach to the safe accessibility of the proposed development contrary to Hertfordshire's Local Transport Plan (LTP4).

Signed

Senober Khan

6 March 2025