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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: 24/01611/FP
HCC ref: NH/21915/2024
HCC received: 13 August 2024
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Land South Of Flint House, North End, Kelshall, Royston, SG8 9SD

Application type

Full Application

Proposal

AMENDED PROPOSAL

Full Planning Permission : Erection of one detached 5-bed dwelling and detached double garage

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:

CON1) Prior to the first occupation hereby permitted the vehicular access improvements, as indicated on drawing number 2400880-ACE-01-00-DR-C-0001 shall be completed and thereafter retained in accordance with details/specifications to be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

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

CON2) Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved drawing number (2400880-ACE-01-00-DR-C-0001). The splay shall thereafter be retained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

Reason: To ensure that the level of visibility for pedestrians, cyclists and vehicles is satisfactory in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

CON3) Prior to first occupation of the development the access road shall be of a bound material for the first 5m into the site to prevent material spilling onto the road.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

AN1) 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 County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN2) Obstruction of highway: 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 or public right of way 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 County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN3) Construction Management Plan (CMP): The purpose of the CMP is to help developers minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment. It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses. A completed and signed CMP must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites will be mitigated and managed. The level of detail required in a CMP will depend on the scale and nature of development.

The CMP would need to include elements of the Construction Logistics and Community Safety (CLOCS) standards as set out in our Construction Management template, a copy of which is available on the County Council's website at:

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

COMMENTS

The proposals are for AMENDED PROPOSAL Full Planning Permission: Erection of one detached 5-bed dwelling and detached double garage. North End 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.

Policy Review:

The key documents used to assess the application are:

- Manual for Streets 2007
- National Planning Policy Framework (July 2021)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
- Cycle Infrastructure Design DfT Local Transport Note 1/20 (July 2020)
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)

PLANNING HISTORY

The application site has no previous planning history.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers:

PA_001 Location and Block Plan

PA_002 Existing Site Plan 1/200

PA_003 Proposed Site Plan 1/200

PA_004 Ground, First and Roof Plan Proposed

PA_005 Front, Rear and Side Elevations Sections

PA_006 3d visuals

11786 All Tree Drawings

11786 Arboricultural Impact Assessment for Flint House

11786 Tree Schedule

2309791 Planning, Design Access Statement

2400880-ACE-01-00-DR-C-0001 Proposed Access Plan

2400880-R01 Highways Note March 2024

Energy & Sustainability Statement - Land Adj. Flint House

SUSTAINABILITY

'Cycle Infrastructure Design' DfT Local Transport Note 1/20 (July 2020) recommends for cycle parking storage should be 2m (1.8m is acceptable) in length by 0.3m space between cycles. There should be parking for 1 cycle per dwelling. Outside cycle parking should be covered and lockable. The provision of well-located, safe and secure cycle parking for residents and visitors is a key factor in encouraging people to cycle as an alternative to using the private car. Drawing CC-004 Rev F demonstrates a cycle store which meets the requirement above.

PARKING

There is ample room for parking of 4 vehicles. Vehicles would be able to access and egress the site in a forward gear. Drawing PA-004 demonstrates the double garage as approx. 6m x 5.3m. Ideally this should be 6m x 6m.

ACCESS

The access is an existing agricultural access which will be improved as shown on drawing 2400880-ACE-01-00-DR-C-0001

TRIPS

The TRICS database edition 7.10.4 has been used to estimate the daily trip rate. This is found in appendix C in the Highways Technical Note. Section 4.4. of the Technical Note states:

The proposed dwelling is predicted to generate 1 two-way vehicle trip in both the weekday AM & PM peak hours and 5 two-way vehicle movements during the weekday 12-hr period. The Highway Authority are agreed the findings are sound.

VISIBILITY

The applicant has carried out a speed survey to determine the Y distance for vehicles. Drawing 2400880-ACE-01-00-DR-C-0001 demonstrates the northern Y distance as 2.4m X 34m based on the 85th percentile of 25.3mph and the southern Y distance as 2.4m X 36m based on the 85th percentile as 26.7mph. The survey and the results are accepted. Also provided is the required 2 x 2 x 2m pedestrian visibility splay.

EMERGENCY ACCESS

The nature of the site puts the proposals / access within 45 meters from the public highway (As required in accordance with MfS 6.7.2)

REFUSE / RECYCLING

The proposals for recycling bin storage must be in line with Manual for Streets MfS 6.8.9 residents should not be required to carry waste more than 30m and be within 25m of the kerbside/bin collection point.

CONCLUSION

Should the LPA be minded to approve the application please note the conditions and informatives above. This level of development is unlikely to generate any extra movements which would ultimately lead to demonstrable harm to the highway network in terms of free flow and capacity, therefore; the highway authority would not wish to restrict the grant of planning permission, subject to the conditions and informatives.

Signed

Paul Marshall

20 August 2024