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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: 25/02755/FP
HCC ref: NH/27314/2025
HCC received: 26 November 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Wellbury Farm, Clothall Road, Clothall, Baldock, SG7 6RD

Application type

Full Application

Proposal

Full Planning Permission : Change of use of two barns from agricultural to B8 Storage

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 currently insufficient information provided within this application for the Highway Authority to make an informed recommendation. In the absence of the required details, the Highway Authority must recommend refusal due to concerns regarding potential implications for highway safety and convenience. The following information is required:

- The proposal involves using part of the existing barns for B8 Storage. This use typically accommodates heavy goods vehicles (HGVs) up to approximately 18–19 metres in length, 2.5 metres in width, and weighing between 18 and 44 tonnes.
- A swept path analysis is needed to demonstrate that vehicles, particularly HGVs, can safely turn and exit the site in a forward gear.

- The existing width of the footpath must be confirmed, showing how HGVs can pass pedestrians, cyclists, and other users.
- Details of the footpath and bridleway surface construction are required to confirm it can withstand HGV loading.
- Projected trip rates for periods when B8 storage is operational must be provided.
- Confirmation of land ownership where the footpath and bridleway run is necessary.
- Visibility splays for the access onto Clothall Road must be demonstrated.

Until this information is supplied and assessed, the Highway Authority cannot support the application. Submission of the above details will enable a full review and consideration of the proposal.

Signed

Paul Marshall

15 December 2025