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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: 24/01464/FP
HCC ref: NH/21682/2024
HCC received: 18 July 2024
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Land To The East Side Of, Maydencroft Gardens, Gosmore, Hertfordshire,

Application type

Full Application

Proposal

Full Planning Permission : Erection of two 3-bed semi-detached dwellings including cycle/garden store; parking and landscaping

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.

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.

COMMENTS

The proposals are for Full Planning Permission: Erection of two 3-bed semi-detached dwellings including cycle/garden store; parking and landscaping.

The Highway Authority are limited in the extent to which it is able to comment, noting that Maydencroft Gardens is a privately maintained road, and therefore beyond the authority of the Highway Authority who are responsible for all roads / footways / verges etc. that are considered maintainable at public expense (the public highway).

The private access (Maydencroft Gardens) is taken from Maydencroft 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 and 60mph. 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]
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)

PLANNING HISTORY

The application site has previous planning history with 17/02289/1.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: Location Plan, Planning Design & Heritage Statement, Briefing Note, W723 Rev3, W722A Rev 2A, W722 Rev, and W721 Rev 1.

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. This is adequately demonstrated on Drawing W721 Rev 1.

PARKING

Although it is for the LPA to determine if the parking is acceptable. The parking bays are not the recommended 5 x 3m but 4.8 x 2.4 as shown on drawing W721 Rev 1.

ACCESS

The access, were it on highway land, would be unacceptable. We would normally require an access of 4.5m per dwelling. The proposal on drawing W721 Rev 1 is for a carriageway style access for both dwellings.

VISIBILITY

The applicant has provided (for information) the S278 drawing for the access on planning application 17/02289/1, which has been installed and demonstrates the visibility for the site meets both the DMRB and Manual for Streets recommendations.

TRIP GENERATION

The trips generated by two dwellings will have little effect on the surrounding highway network.

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 are 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

In conclusion, as has previously been shown. Maydencroft Gardens is a private access road beyond the authority of the Highway Authority. The above informatives apply to the access from Maydencroft Lane to Maydencroft Gardens

Subject to the informatives, 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.

Signed
Paul Marshall

9 August 2024