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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: 25/00391/S73
HCC ref: NH/24001/2025
HCC received: 20 February 2025
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Land At The South End Of, Anglian Business Park, Orchard Road, Royston, SG8 5TW

Application type

Variation of Condition

Proposal

Section 73 Application : Variation of Condition Number(s): 2 To confirm approval to a minor (35 cm) increase in the ground level of the approved hard surfaced external open storage yard on the south side of Anglian Business Park. To substitute the approved Site Layout Drawing 2613 PL102A and approved Site Section Drawing 2613 PL103A with amended drawings comprising Site Layout Drawing 2613 PL102B and Site Section Drawing 2613 PL103B showing the minor increase in site levels of planning permission 23/00244/FP granted on 26.04.2023 for: Temporary change of use of vacant industrial land for 5 years for use as an open storage yard (Use class B8) to include construction of vehicular access, layout of hard surfaced area, construction of security fencing and all 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.

Brief description in support of proposed development by the applicant:

Application under s 73 Town & Country Planning Act to vary Condition 2 of the planning permission (23/00244/FP) dated 23rd April 2023 for temporary planning permission for the use of vacant brownfield land on the southern side of Anglian Business Park as an open storage yard.

The approved description of the proposed development is as follows:-

“Temporary change of use of vacant industrial land for 5 years for use as an open storage yard (Use Class B8) to include construction of vehicular access; layout of hard surfaced area; construction of security fencing and all ancillary works”.

Condition 2 reads as follows:

The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

The applicant company have been further investigating the cost of remediating the site as part of laying out the approved temporary storage yard. The applicants explain that the cost of removing the madeup ground is prohibitive to facilitate the approved temporary open storage use (23/00244/FP) or the approved temporary car parking use (23/01940/FP).

The applicant company advise that the most cost effective solution in terms of site remediation to make the site appropriate for use as the approved temporary storage yard is as follows:-

1) Construct the vehicular access; level the existing site (apart from the landscape margins)

Highways comments:

The application is to vary Condition 2 (planning permission 23/00244/FP), to confirm approval to a minor (35 cm) increase in the ground level of the approved hard surfaced external open storage yard on the south side of Anglian Business Park.

Unless advised otherwise by the LPA, the above variations retain the Highway plans and aspects related to the development, therefore the HA raises no objection.

Recommendation:

No objection

Signed

Senober Khan

13 March 2025