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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: 24/02159/FP
HCC ref: NH/22691/2024
HCC received: 21 October 2024
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Icknield Garage Letchworth Ltd , Icknield Way, Letchworth Garden City, Hertfordshire, SG6 4AD

Application type

Full Application

Proposal

Full Planning Permission : Use of land (B8 Class) to be used as open-air car storage (B8 Class retained) following demolition of garage storage units

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 insufficient information supplied with this application to enable the Highway Authority to reach a recommendation. In the absence of the necessary information, the Highway Authority recommends refusal due to doubt over possible implications for highway safety and convenience. Please see reasons for refusal below:

- Arrival and departure times for demolition vehicles to take account of school pick up and drop off times.
- Drawing required to outline pedestrian access and construction / demolition vehicle access.

COMMENTS

The proposals are for Full Planning Permission: Use of land (B8 Class) to be used as open-air car storage (B8 Class retained) following demolition of garage storage units. Icknield Way is

maintainable by the highway authority and is classified and provides a local distributor 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]
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)

PLANNING HISTORY

The application site no previous planning history.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: 01, 04, 05A, and Demolition Statement

ACCESS

The Demolition Method Statement is comprehensive however, there are no details on the timings of arrival and departure of demolition vehicles. These should be provided to avoid school drop off times. I am concerned that part of Icknield Way which fronts the Club House is essentially a shared surface. A drawing should be provided outlining separation between vehicle access and pedestrian access.

CONCLUSION

The Highway Authority is unable to extend the grant of planning permission at this time due to the reasons stated above.

Signed

Paul Marshall

30 October 2024