

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00999/NMA	Amendment to the wording of Condition 10 (as Non-Material Amendment to planning permission 21/02624/FP granted 27.06.2022.	Land North Of The Depot At 1A High Street Graveley Hertfordshire SG4 7LE

Submitted Plan Nos

2224 - PL102 B

1.0 Policies

2.0 **Relevant Site History**

- 2.1 21/02624/FP Erection of 9 affordable homes (2 x 1-bed, 5 x 2-bed, 1 x 3-bed and 1 x 4-bed) including alterations to existing vehicular access, creation of an additional vehicular access off The High Street and all associated works. **Conditional Permission**

3.0 **Representations**

- 3.1 **Herts Highways** – Following rewording of originally proposed condition - no objections raised

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is located to the south of and outside of Graveley village on the west side of the classified B197 High Street. The site measure 0.26 ha in area and comprises a number of linked grassed paddocks. The northern end of the site is served by an existing access point onto the B197 High Street and provides access to some smaller stable buildings and structures.

4.2 **Proposal**

- 4.2.1 The application proposes amendments to the wording of Condition 10 of planning permission 21/02624/FP granted 27.06.2022.

- 4.2.2 The approved Condition and the amended condition are shown below:

10. Prior to the commencement of the construction of any of the dwellings hereby permitted, the main vehicular access shall be provided 5.5 metre wide complete with 8 m radius kerbs and thereafter retained at the position shown on the approved "in principle plan" drawing number PL 1001 revision D, the footway leading from the development shall also extend to the south side of the new access for a minimum distance of 10 metres and shall include for pedestrian dropped kerbs, tactile paving and corresponding dropped kerbs and tactile paving to the opposite side of the High Street. These works shall be constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction and shall be secured and undertaken as part of the s278 works. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan

New condition:

No above ground construction shall take place until plans are submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which show the detailed engineering designs and construction for the main vehicular access 5.5 metres wide complete with 8 m radius kerbs as shown on the approved "in principle plan" drawing number PL 1001 revision D, the footway leading from the development shall also extend to the south side of the new access for a minimum distance of 10 metres, a provision of pedestrian crossing with tactile paving, tactile paving to the opposite side of the High Street and all these works shall be completed prior to first occupation of the development hereby permitted as a part of the s278 works. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway"

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan

4.3 Key Issues

- 4.3.1 The key issue for consideration is whether the proposed amendments would constitute a material alteration to the scheme; and to Conditions 10 of the previously granted scheme.
- 4.3.2 Condition 10 is a highways condition. Following consultation with Herts Highways the proposed amendment to the wording of the Condition 10 are not considered to prevent the objectives of the Condition, would not be noticeable to neighbours, and are not considered to materially alter the nature of the previously granted permission. I am therefore satisfied that the amended scheme would be acceptable in planning terms.

4.4 Conclusion

- 4.4.1 The proposed changes to the scheme are not considered to be 'material' alterations to the previously granted planning permission. It is therefore my view that the non-material amendments are **AGREED**.

5.0 Recommendation

- 5.1 That the non-material amendment is **AGREED**.

- 1. No above ground construction shall take place until plans are submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which show the detailed engineering designs and construction for the main

vehicular access 5.5 metres wide complete with 8 m radius kerbs as shown on the approved "in principle plan" drawing number PL 1001 revision D, the footway leading from the development shall also extend to the south side of the new access for a minimum distance of 10 metres, a provision of pedestrian crossing with tactile paving, tactile paving to the opposite side of the High Street and all these works shall be completed prior to first occupation of the development hereby permitted as a part of the s278 works. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway"

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 1 May 2025	