



Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CHN115
Farnham House
Six Hills Way
Stevenage
SG1 2ST

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: 24/02360/PNQ
HCC ref: NH/22806/2024
HCC received: 31 October 2024
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Fear End, Fears Green, Sandon, Buntingford, SG9 0QY

Application type

Prior Approval

Proposal

Prior Approval Class Q Agric to Dwelling : Conversion of agricultural buildings into 9 residential dwellings

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:

- Visibility splays for the existing access
- Recycling vehicle access
- Bin drag distance.
- Vehicle parking details
- Cycle parking details

- Access for fire Service vehicles

COMMENTS

The proposals are for Prior Approval Class Q Agric to Dwelling: Conversion of agricultural buildings into 9 residential dwellings. Fears Green 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 60 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]
- Cycle Infrastructure Design DfT Local Transport Note 1/20 (July 2020)
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)

PLANNING HISTORY

The application site has no previous planning history.

PARKING

The Document Application for Prior Approval for The Change Of Use Of Agricultural Buildings into Nine Dwellings (Class C3) states in section 9.4 states:

"The proposed dwellings can be provided with a practical sized curtilage (although no bigger than the resultant dwelling) and sufficient parking can be provided, suitable for dwellings of this size". For the Highway Authority to advise the LPA, more detailed information is required.

RECYCLING

No details of access for recycling vehicles are provided. Furthermore, there are no details of drag distances for the bins.

ACCESS & VISIBILITY

Section 5.1 of the above document states:

"The vehicular access joins a section of the public highway, which has historically provided access to the farmstead for both small vehicles and larger agricultural vehicles. It provides safe ingress and egress from the public highway, with good visibility in either direction and has sufficient capacity to safely accommodate the nine dwellings proposed, with the permanent loss of agricultural traffic. Minimal traffic will be generated by the development, and traffic movements will not be to any sort of degree that would likely give rise to a material increase or change in the character of traffic using the driveway or local road network". However, with new builds the planning process seeks/provides the opportunity to improve conditions for both development and highway

safety by applying current higher standards of policies, design, accessibility, and safety to new developments, and not to retain and/or continue with past obsolete standards.

The onus is on the applicant to provide detailed explanation, information, plans that demonstrate how all the aspects of the proposals are compliant with the appropriate guidance's and policies for the HA to fully understand and assess the viability of the proposal to make an informed decision.

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

12 November 2024