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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: 24/01380/DOC
HCC ref: NH/21400/2024
HCC received: 23 July 2024
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Land North West Of The Old Coach House And Opposite Maydencroft Cottage, Maydencroft Lane, Gosmore, SG4 7QA

Application type

Discharge of Condition

Proposal

AMENDED PROPOSAL

Details of Condition : Details reserved by condition 11 (Footway) of planning permission reference no. 23/01502/FP granted 09.05.2024

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.

Highway comments:

The applicant seeks the discharge of condition 11 (Footway) of planning permission reference no. 23/01502/FP granted 09.05.202.

Condition 11:

No development shall commence until detailed technical plans are submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which show the detailed design and construction of the footway on both sides of the vehicle access and associated highway works. These works shall be constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction and completed before occupation of the development.
Reason: To ensure the provision of a vehicle access which is safe, suitable, and sustainable for all highway users. To comply with Policy T1 of the Local Plan.

The HA comments dated 6 May 2024, the applicant committed to provide a new footpath on either side of the Hitchin Road entrance bell-mouth, consequently the HA would raise no objection, however the plans submitted shows pedestrian footpath markings without any supporting information to justify the change.

Notwithstanding, the HA acknowledges that provisioning of raised kerb footways at the existing vehicle access off Hitchin Road would not be feasible given the existing bellmouth physical layout. In place the applicant proposes provisioning pedestrian footpath markings as shown in drwg no. PC11.01, whilst not ideal the measure would enhance existing conditions, making drivers aware of areas either side of the bellmouth for pedestrians to use and given priority.

Recommendation:

The HA raises no objection to the discharge of condition 11.

The pedestrian footpath markings shall be constructed and laid out in accordance with the approved plan to the specification of the Highway Authority satisfaction, agreed details and completed prior to occupation of the development hereby approved and shall thereafter be retained and maintained.

Signed

Senober Khan

23 July 2024