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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: 24/01955/FP
HCC ref: NH/22275/2024
HCC received: 12 September 2024
Area manager: Manjinder Sehmi
Case officer: Geoffrey McMahon

Location

THE JAYS, PIRTON ROAD, HOLWELL, HITCHIN, HERTFORDSHIRE SG5 3SS

Application type

Full Application

Proposal

Erection of one detached 3-bedroom self-build dwelling with associated parking and garden land. Existing farm building restored and converted into environmentally friendly plant room to store battery packs, solar panels and associated equipment to serve new dwelling

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.

COMMENTS

Pirton Road is an unnumbered classified road (C) maintainable at public expense, providing a local access function in the road hierarchy. The vehicle speed in this residential road is limited to 30mph. There have been three slight accidents in the village over a five-year rolling period.

The proposal is for the erection of a three-bedroom self-build dwelling house on former agricultural land, with associated access arrangements and the re-use of an outbuilding as a source of sustainable energy. The site would be accessed from a private driveway aligned with Holywell Footpath 013 which is not part of the adopted public highway network. The Highway Authority is therefore limited in the extent to which it is able to comment. However the LPA may wish to take the following issues into consideration:

- A Construction Management Plan or Statement might be desirable to regulate (e.g.) contractors' traffic, delivery schedules, the storage of materials and the avoidance of debris and obstruction on the public highway.
- As noted in the Highway Authority's response dated 14/2/22 to application No. 22/00146/FP, a passing place would be recommended in the access driveway to help accommodate the additional vehicle traffic that the proposal would generate.
- The LPA will assess the proposed parking arrangements against its current standards. The Highway Authority notes that there is no provision for secure bicycle storage in any of the application documents.
- The proposal does not comply with the requirement in Manual for Streets (6.7.2) that there must be access within 45m of the public highway for a fire tender. The Highway Authority has referred the matter to the Hertfordshire Fire and Rescue Service who will respond directly to the LPA.
- The current arrangements for refuse and recycling collection appear to be satisfactory, but the LPA may wish to take a view on whether residents of the new property would be required to transport their bins further than 30m, the maximum specified by Manual for Streets (6.8.9).

CONCLUSION

The Highway Authority considers that the proposal would not materially affect the safety and operation of the wider public highway network and therefore does not wish to restrict the grant of permission.

Signed

Geoff McMahon

18 September 2024