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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: 25/00148/FP
HCC ref: NH/23773/2025
HCC received: 30 January 2025
Area manager: Manjinder Sehmi
Case officer: Geoffrey McMahon

Location

The Jays, Pirton Road, Holwell, Hitchin, SG5 3SS

Application type

Full Application

Proposal

Full Planning Permission : Erection of one detached 3-bed self-build dwelling with associated parking and garden land. Garage of building to be utilised as environmentally friendly store room to store battery packs 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 a revision of application Ref. 24/01955/FP to which the Highway Authority responded on 18/9/24 in similar terms to those following. The site would be accessed from a private driveway aligned with Holwell Footpath 013 which is not part of the adopted public highway network. The 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. The applicant must ensure that the right of way on the public

footpath is maintained for the duration of the works, and any damage made good on their completion.

- 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, and that the proposed parking spaces have been designed to the former MfS dimensions (4.8m x 2.4m) rather than the current HCC standard (5.0 x 2.5m).
- Hertfordshire Fire and Rescue Service consultation dated 25/9/24 to application Ref. 24/01955/FP is still relevant, especially considering that the battery storage facility is now to be contiguous with the new dwelling. HFRS have been advised of the new application in case they wish to revise their comments.
- 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

11 February 2025