

CHARLTON SOCIETY NEIGHBOURHOOD PLANNING FORUM

Tom Rea
North Herts District Council Planning Control
Council Offices
Gernon Road
Letchworth
Herts SG6 3JF

21 February 2025

Sent by Email

Dear Mr Rea

24/02814/FP - Full Planning Permission: Conversion and extension of existing barns to create two dwelling following demolition of shed/outbuildings/silos. Alterations to existing vehicular access. Land at Mill Farm, Charlton Road, Hitchin, Hertfordshire, SG5 2AB

Thank you for consulting us on 30 January 2025, on the above application.

CHARLTON NEIGHBOURHOOD PLANNING FORUM POSITION

We have reviewed the above application which was circulated to members and discussed at a Forum meeting on 13 February 2025.

The following summarises the position of the Charlton Neighbourhood Planning Forum:

We have no objection to the principal of creating two dwellings, as proposed, which incorporate existing agricultural buildings. However, we agree with the concerns expressed by Hertfordshire Highways regarding vehicular access, parking and pedestrian/cycling movements.

The development is situated on a narrow single-track road with no footpath or on-street parking; the access to Plot 1 exits on the apex of a bend. The development therefore fails to prioritise pedestrian and cyclist movements and provides inadequate visibility for vehicle movement in and out of Plot 1. There is also inadequate emergency vehicle access, all of which are contrary to the National Planning Framework and Hertfordshire Local Transport Plans.

Whilst we note the Environment Agency's comments on Flood Risk, we would like to highlight the fact that the proposed development is situated below the water level of the adjacent Mill Pond. Water levels have been unusually high recently and have come to the attention of the Hertfordshire Flood Risk Management Team. Planning Control may wish to consult with this department regarding any concerns they might have.

We would therefore hope that the application can be revised to address these concerns.

For your information, the Charlton Society Neighbourhood Planning Forum have been engaged in the process of preparing a Neighbourhood Development Plan. Whilst the Society is generally in favour of small inward development which could enhance the village environment and improve access/parking and pedestrian movement, the land at Mill Farm was not put forward for consideration by its owners in a 'call for proposed development sites'.

The Charlton Society Planning Forum remains open to consider proposals for sensitive and exceptional quality development on land at Mill Farm which are consistent with planning policy, and which would deliver added benefit and enhancement to the village.

Yours



Phil Jarvis
Chair Charlton Society Neighbourhood Planning Forum