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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: 25/01579/S73
HCC ref: NH/26543/2025
HCC received: 18 September 2025
Area manager: Manjinder Sehmi
Case officer: Samuel Tearle

Location

Land On The South West Side Of, Stevenage Road, St Ippolyts, Hertfordshire,

Application type

Variation of Condition

Proposal

Section 73 Application : Variation of Condition 2 (revised plans) of planning permission 19/01669/FP granted 11.02.2025 for erection of 14 dwellings including new vehicular access off Sperberry Hill (serving 10 dwellings) and new vehicular accesses off Stevenage Road (serving 4 dwellings)

Recommendation

OTHER - Additional details needed. See below.

Comments:

Description of Proposal

This application is to vary condition 2 of planning permission 19/01669/FP for the construction of 14 dwellings on land on the South West of Stevenage Road, St Ippolyts.

Planning condition 2 is worded as follows:

The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans [listed above].

Reason: to ensure the development is carried out in accordance with details which form the basis of this grant of permission.

The Applicant has submitted revised Proposed Floor Plans and Elevation drawings to support the submission.

Design Considerations

HCC Highways note that the planning application form states that the condition is to be changed due to current building regulations dictating layout alterations and additions, such as PV Panels. The Highway Authority also note that the Applicant is proposing to install a new brick wall and gates to the front of the site due to an understanding that a solar farm is due to/has been approved opposite the site and the proposal will protect amenity views of residents.

From the information submitted, it is unclear where the gate is to be installed for the development. The Highway Authority requests that detailed information regarding the location of the gates is provided to ensure that the site access remains safe for its intended use, in line with Policy 5 of HCC's Local Transport Plan.

The gates should be set back from the carriageway to ensure that a waiting vehicle does not block the free flow of traffic along Sperberry Hill or interfere with the required visibility splays at the site access. Subject to the type of gates being proposed, the gates should also open in to the site and not towards the carriageway.

Summary

In summary, the Highway Authority requests that further detailed information is supplied with regard to the proposal to install a new brick wall and gates to the front of the site in line with Policy 5 of HCCs Local Transport Plan.

This is to ensure access arrangements are safe and suitable and once confirmation has been received, and the information deemed to be acceptable, the Highway Authority will be in a position to recommend approval of the revised proposals.

Signed

Samuel Tearle

7 October 2025