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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: 24/01994/S73
HCC ref: NH/22364/2024
HCC received: 19 September 2024
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Land Between Royston Road And, Cambridge Road, Barkway, Hertfordshire,

Application type

Variation of Condition

Proposal

Section 73 Application : Removal of wording to Condition 3 of planning permission 18/01502/OP granted on 25.07.2023.

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.

Brief description in support of proposed development by the applicant:

Application to vary Condition 3 attached to planning permission 18/01502/OP for the erection of up to 140 dwellings and a new shop, that was approved on 25th July 2023.

As part of the pre-application process it has become apparent that the part of Condition 3 requiring the development to be 'carried out wholly in accordance with the details specified in the [outline] application and supporting, approved documents and plans...' is unduly restrictive. There are a number of elements shown in the outline application documents and plans that are no longer feasible or desirable to carry forward, such as the location of the attenuation features and the play area.

There are a number of elements of the outline application that it is important to ensure that the reserved matters application and subsequent development to accord with, such as the overall design philosophy and the size and distribution of land uses. It is considered that this would be appropriately secured via a very minor change to the wording of the condition, as shown below:

The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting, approved documents and plans Location Plan (dwg ref 1797-30-110), the Land Use Plan (dwg ref 1797-30-101E) and the Site Access Plans (dwg refs 163462-006A and 163462-007A) and broadly in accordance with the Proposed Access Arrangements Plan (dwg ref 163462-005A), the offsite highway works plans (dwg refs 163462-002A, 163462-004B and 163462-008), the Access and Movement Plan (dwg ref 1797-30-103E), the Urban Design Parameter Plan (dwg ref 1797-30-104A), the Landscape Parameter Plan (dwg ref 1797-30-105A), the Illustrative Masterplan (dwg ref 1797-30-100G) and the Masterplan Summary Document (dated March 2022), together with the reserved matters approved by the Local Planning Authority, or with minor modifications of those details or reserved matters which previously have been agreed in writing by the Local Planning Authority as being not materially different from those initially approved.

Highways comments:

The application is to vary Condition 3 attached to planning permission 18/01502/OP, from:

Condition 3:

The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting, approved documents and plans, together with the reserved matters approved by the Local Planning Authority, or with minor modifications of those details or reserved matters which previously have been agreed in writing by the Local Planning Authority as being not materially different from those initially approved.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission or subsequent approval of reserved matters.

To:

The development hereby permitted shall be carried out wholly in accordance with the Location Plan (dwg ref 1797-30-110), the Land Use Plan (dwg ref 1797-30-101E) and the Site Access Plans (dwg refs 163462-006A and 163462-007A) and broadly in accordance with the Proposed Access Arrangements Plan (dwg ref 163462-005A), the offsite highway works plans (dwg refs 163462-002A, 163462-004B and 163462-008), the Access and Movement Plan (dwg ref 1797-30-103E), the Urban Design Parameter Plan (dwg ref 1797-30-104A), the Landscape Parameter Plan (dwg ref 1797-30-105A), the Illustrative Masterplan (dwg ref 1797-30-100G) and the Masterplan Summary Document (dated March 2022), together with the reserved matters approved by the Local Planning Authority, or with minor modifications of those details or reserved matters which previously have been agreed in writing by the Local Planning Authority as being not materially different from those initially approved.

Unless advised otherwise by the LPA, the above variations retain the Highway plans and aspects related to the development, therefore the HA raises no objection.

Recommendation:

No objection

Signed

Senober Khan

11 October 2024