DELEGATED FILE NOTE

CASE OFFICER: ...Tom Donovan.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00127/FP	Upgrade of farm track to provide vehicle access to proposed dwelling house (dwelling house formed by conversion of existing barn, subject to separate Prior Notification application) (as amended).	Land West Of Bedford Road Bedford Road Holwell Hertfordshire

Submitted Plan Nos

PL-05C PL-06 PL-01F PL-07A

1.0 Policies

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 6 – Rural Areas beyond the Green Belt

1.2 **National Planning Policy Framework.**

Section 4 – Promoting sustainable transport
Section 7 - Requiring good design

1.3 **Emerging Local Plan 2011-2031 (Approved by Full Council 11th April 2017).**

SP5: Countryside and Green Belt
CGB1: Rural Areas beyond the Green Belt

2.0 **Site History**

2.1 Application for prior approval to convert the open-fronted barn to residential under Class Q GPDO. Application refused. 16/02496/1PN.

2.2 Application for prior approval to convert the open-fronted barn to residential under Class Q GPDO. Application recommended for approval. 18/00142/PNQ.

3.0 **Representations**

3.1 **Local residents**
No representations received.

3.2 **Highways**
No objection subject to recommended condition and informatives.

3.3 **Holwell Parish Council**
No response received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The track in question is located to the west side of Bedford Road, south of the collection of houses that includes 'Little Arundel', 'Bramble Bank' and 'Sunvale'. It leads to an open-fronted barn which has been subject to a previous application for a Class Q conversion.

4.2 **Proposal**

4.2.1 Upgrade of farm track using 'Tuff Track' grid panel pavers with a gravel surface finish for the wheel tracks and a grass surface for the central track. A passing-bay is proposed approximately half-way down the track whilst a waiting-bay is proposed to be located close to the access onto Bedford Road. The application also includes information showing how the existing access is proposed to work.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--The impact on the character and appearance of the area.
--The impact on the safe operation of the highway.

4.3.2 Visual impact
The proposals would not significantly alter the appearance of the road although and therefore I am satisfied that the proposal would have an acceptable visual impact.

4.3.3 Impact on highway safety
Hertfordshire County Council have been consulted and they are satisfied that, subject to a recommended condition, the proposal would not have an adverse impact on the safe operation of the highway.

4.3.4 Herts Fire and Rescue
Although not strictly relevant to this application, issues relating to fire and rescue have been considered with reference to the use of the proposed dwelling and Herts Fire and Rescue are satisfied that the proposals are acceptable.

4.4 **Conclusion**

4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission should be granted.

5.0 **Recommendation**

5.1 Planning permission is **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. 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.

3. Prior to the first occupation of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan number PL-07A. The splay shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway.

Reason: In the interests of highway safety.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informative/s:

HIGHWAY INFORMATIVES:
Hertfordshire County Council (HCC) recommends inclusion of the following highway informative / advisory note to ensure that any works within the public highway are carried out in accordance with the provisions of the Highway Act 1980:

1) Construction standards for works within the highway: The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx or by telephoning 0300 1234047.

2) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx or by telephoning 0300 1234047.

3) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the

party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx or by telephoning 0300 1234047

Signed  Richard Tiffin Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 March 2018	