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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: 24/02627/FP
HCC ref: NH/23228/2024
HCC received: 5 December 2024
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

83 Whitehill Road, Hitchin, Hertfordshire, SG4 9HP

Application type

Full Application

Proposal

Full Planning Permission : Erection of one detached 4-bed self-build 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 recommends that permission be refused for the following reasons:

There is insufficient information supplied with this application to enable the Highway Authority to reach a recommendation. In the absence of the necessary information, the Highway Authority recommends refusal due to doubt over possible implications for highway safety and convenience. Please see reasons for refusal below:

Vehicle and Pedestrian visibility splays

COMMENTS

The proposals are for Full Planning Permission: Erection of one detached 4-bed self-build dwelling. Whitehill Road is maintainable by the highway authority and is classified and provides a local distributor function in the road hierarchy. The vehicle speeds past this site are limited to 30 mph. There has been one recorded accident near the site in a rolling 5-year period.

Policy Review:

The key documents used to assess the application are:

- Manual for Streets 2007
- National Planning Policy Framework (July 2021)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
- Cycle Infrastructure Design DfT Local Transport Note 1/20 (July 2020)
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)

PLANNING HISTORY

The application site has previous planning history with application 19/00687/FP.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers:

MN 00 Site Location Plan

MN 01 Existing Block Plan

MN 02 Proposed Block Plan

MN 09 Proposed Basement and Ground Floor Plans

MN 10 Proposed First Floor Plan and Roof Plan

MN 11 Proposed Elevations

Planning Support Statement/ Design and Access Statement

ACCESS

Walking

The site is close to public transport with a bus stop 1 minute walk away. There is easy access to schools, shops, and rail station.

Cycling

'Cycle Infrastructure Design' DfT Local Transport Note 1/20 (July 2020) recommends for cycle parking storage should be 2m (1.8m is acceptable) in length by 0.3m space between cycles. There should be parking for 1 cycle per dwelling. Outside cycle parking should be covered and lockable. The provision of well-located, safe and secure cycle parking for residents and visitors is a key factor in encouraging people to cycle as an alternative to using the private car.

This is provided and fully meets the recommendations above see drawing: MN 02

PARKING

There are 3 parking spaces of 5.0m x 2.7m as shown on drawing MN02. These meet HCC's Place & Movement Planning Design Guidance adopted in March 2024

ACCESS

The existing access is adequate for the proposals.

VISIBILITY

No vehicle or pedestrian visibility splays have been shown. These need to be provided especially as Whitehill Junior school is few hundred meters away.

EMERGENCY ACCESS

The nature of the site puts the proposals / access within 45 meters from the public highway (As required in accordance with MfS 6.7.2)

REFUSE / RECYCLING

The proposals for recycling bin storage must be in line with Manual for Streets MfS 6.8.9 residents should not be required to carry waste more than 30m and be within 25m of the kerbside/bin collection point.

CONSTRUCTION MANAGEMENT STATEMENT

It is important that a CMS is provided considering the area is residential and with a school close by. The statement must have or be shown as a drawing of the construction site and the dedicated areas within. These should include but not limited to, construction parking area, wheel washing, and storage area.

CONCLUSION

HCC as the Highway Authority have reviewed the supporting documents and drawings and wishes to raise an objection to the application. This is due to highway safety concerns as the proposals are contrary to the design standards contained in HCC's Place & Movement Planning Design Guidance (adopted in March 2024).

Signed

Paul Marshall

20 December 2024