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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: 25/01715/DOC
HCC ref: NH/25645/2025
HCC received: 7 July 2025
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Land West Of Heath Farm, Barkway Road, Royston, Hertfordshire, SG8 9NB

Application type

Discharge of Condition

Proposal

Details of Condition : Details reserved by Condition 3 (Vehicle Access) of planning permission reference 24/01149/FP granted on 12.09.2024

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:

Brief description in support of the proposed development by the applicant:

Installation of temporary access off Whiteley Hill to provide access to temporary working compound (as amended by plan received on 21/08/2024).

This is an application for approval of the details reserved by Condition 3 (Vehicle Access) of planning permission reference 24/01149/FP granted on 12.09.2024.

In the application form it states the materials/details that are being submitted for approval:

- Covering Letter
- 104524-MMD-RYST-XX-PLN-M-0001-P2 SITE LOCATION
- 104524-MMD-RYST-XX-PLN-M-0002-P2 EXISTING SITE
- 104524-MMD-RYST-XX-PLN-M-0003-P2 PROPOSED TEMPORARY SITE
- 104524-MMD-RYST-XX-PLN-M-0004-P2 ELEVATION VIEWS
- 104524-MMD-RYST-XX-PLN-M-0005 - PROPOSED BELLMOUTH
- 1002_001611-JMS-ZZ-ROY-D-H-0002 - SITE ESTABLISHMENT SWEPT PATH ANALYSIS 2

Highways comments:

The applicant is seeking discharge of Condition 3:

Condition 3.

No development shall commence until detailed technical plans are submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which show the detailed designs and construction of the temporary vehicle access and associated highway works concerning the connectivity of the access road with Barkway Road including the required visibility splays.

Reason: To ensure the provision of a vehicle access which is safe, suitable, and sustainable for all highway users.

Whilst the applicant has submitted the plans and refers to a covering letter, no such letter is listed in the planning portal, it would appear that the applicant is referring to the application form as the covering letter.

The condition required the applicant to present detailed technical plans to and approved in writing by the Highway Authority, requiring the applicant to consult with the HA's Development Management Implementation team (DMI - DMIImplementation@hertfordshire.gov.uk).

No formal approval/covering letter has been submitted by the applicant to verify that the technical approvals have been obtained from the HA's DMI team.

Until approval has been obtained from the DMI team the HA cannot recommend the discharge of the condition.

Recommendation:

In view of the above comments, the HA is not able to recommend discharge of condition 3.

Signed

Senober Khan

27 July 2025