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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: 25/00012/FP
HCC ref: NH/23817/2025
HCC received: 5 February 2025
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

25 Milestone Road, Hitchin, Hertfordshire, SG5 2SZ

Application type

Full Application

Proposal

Full Planning Permission : Change of use of dwelling to registered residential children's home (C2) to accommodate 2 children with 24hr care staff

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.

INFORMATIVE:

AN) 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 County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a

highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. 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 and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

COMMENTS:

Key policy documents used to assess the applications are.

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- National Planning Policy Framework (Dec 2024).
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
- HCC's Place & Movement Planning Design Guidance adopted in March 2024
- Manual For Street (MfS1 2007)
- North Herts Local Planning policy [2011-2031]

The application comprises of the change of use of dwelling to registered residential children's home (C2) to accommodate 2 children with 24hr care staff.

Vehicle Access:

The property benefits from an existing access off Milestone Road which is an unclassified road and provides local services into the road hierarchy. Para 9.18 and 9.18 of the submitted Design and Access Statement (DAS) has confirmed that no alterations to existing access and parking are proposed.

Traffic Generation:

Given the proposal, this has been considered not to significantly alter the traffic generation of vehicles to the development.

Highway Safety:

Vehicle to vehicle inter-visibility and pedestrian visibility is unaffected by the proposal. The present level of visibility from the existing access is acceptable and appropriate for the level of use it will receive and complies with sight stopping distances found in Manual for Streets [Visibility splays at junctions 7.7 and visibility along the street edge 7.8.3]

Accessibility:

The site lies within easy reach of the village bus route and centre and within commuting distance by an infrequent bus service to other towns and the local railway station at Hitchin.

Conclusion:

Hertfordshire County Council as Highway Authority has considered that the proposal is of low scale development therefore the proposal would not have an unreasonable impact on the safety and operation of the adjoining highway consequently has no objections on highway grounds.

Signed

Shamsul Huda

18 February 2025