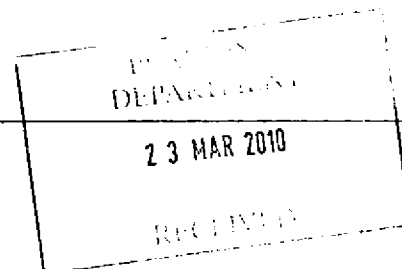


N/P



Sent: 22 March 2010 11:41

To: Planning

Subject: Planning application S6/2010/0271/FP - Land to the rear of 59 Station Road

Response to Planning application from Hertfordshire County Council (T and CP GDP Order 1995)

District ref: S6/2010/0271/FP

HCC ref: WH/50/2010

HCC received: 04/03/2010

Area manager: James Dale

Case officer: Lindsey Lucas

Location

Land to the rear of 59 Station Road

Cuffley

EN6 4HX

Application type

Full application

Proposal

ERECTION OF 5x2 BEDROOM AND 4x1 BEDROOM FLATS WITH ASSOCIATED ACCESS AND PARKING

Decision

Notice is given under article 10 of the Town and Country Planning (General Development Procedure) Order 1995 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:

1. Before first occupation of the approved development, the proposed new access onto Tolmers Road as shown in principal on drawing no Hoxa -003-10/C shall be completed and constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction.

Reason: To ensure that the access is constructed to the current Highway Authority's specification as required by the Local Planning Authority and to comply with those policies of the development plan.

2. Concurrent with the construction of the access, visibility splays of 2.4m x 43m shall be provided and permanently maintained in each direction within which there shall be no obstruction to visibility between 600mm and 2 m above the carriageway level.

Reason: To provide adequate visibility for drivers entering or leaving the site.

3. C8.12 - The area set aside for car parking shall be laid out and surfaced, in accordance with a scheme which has been submitted to and agreed in writing by the local planning authority before the buildings hereby permitted are first occupied and shall be retained permanently there after for the accommodation of residents/occupiers and shall not be used for any other purpose.

Reason: To ensure that the spaces are provide prior to the occupation of the units in the interests of

highway safety.

4. C8.18 - A 2m x 2m pedestrian visibility sight splay, free of obstruction between a height of 600mm and 2m, and relative to the back of the footway/edge of carriageway shall be provided on both sides of all vehicular accesses prior to their operational use and thereafter retained.

Reason: To ensure a satisfactory standard of development in the interests of highway safety.

5. The entrance gates shall be set back a minimum of 6.0m from the edge of carriageway/back of the footway and shall open inwards into the site.

Reason: In the interest of highway safety so that a vehicle may be parked within the cartilage of the site without obstructing the public highway.

6. C8.13 - No unbound material shall be used on the proposed access within 10 metres of the highway boundary. Details of the proposed surface dressing shall be submitted to and agreed in writing by the local planning authority, prior to the commencement of the development and implemented in accordance with those details

REASON: To prevent the tracking out of materials onto the highway in the interests of highway safety.

Section 106 Agreement Planning permission be granted subject to the completion of a Section 106 Agreement/ Unilateral Agreement to secure the following: A financial contribution of £6,250 towards sustainable transport measures.

I recommend inclusion of the following advisory note to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980. AN1 .To ensure that work undertaken on the highway is constructed to the current Highway Authority's specification, to an appropriate standard and by a contractor who is authorised to work in the public highway. All works to be undertaken on the adjoining highway shall be constructed to the satisfaction of the Highway Authority and in accordance with Hertfordshire County Council publication "Roads in Hertfordshire - A Guide for New Developments". Before proceeding with the proposed development, the applicant should contact the Mid West Hertfordshire Area Office (01727 816025) to obtain their permission and requirements.

COMMENTS:

The proposal is for a development of 9 flats, 4 x 1bed and 5 x 2bed to the rear of 59 Station Road. The site has outline permission for such a development. It is proposed that a new access should be provided on Tolmers Road to give access to the 13 car parking spaces. The width of the access is shown as 4.8m which will allow for vehicles to enter and leave the site at the same time. I note there is a telegraph pole located where the access is proposed and should this need to be relocated the developer would be required to pay all costs associated with its relocation. Parking layout is acceptable and there is adequate space for vehicles to turn within the site.

It is the policy of HCC to seek planning obligations from smaller development to provide pooled funding aimed at maximising accessibility by non-private vehicles. As you are aware PPG 13 promotes accessibility by sustainable means including bus, cycling and walking, and the provisions of S106 of the Town and Country Planning Act allows that planning obligations, governed by the guidance within circular 05/05, may be used to mitigate the impact of development.

It is Hertfordshire County Councils policy, approved by cabinet in January 2008, to seek a planning obligation in respect of Sustainable Transport including, but not limited to, highway and rights of

way improvements, for all developments.

For clarity and ease, HCC have implemented standard charges for residential developments, these charges are tiered reflecting the accessibility of different sites across Hertfordshire. It is considered that this site falls within accessibility zone 4. The applicable charges are £750 per two bed unit and £625 per 1 bed unit. Based on the number of units proposed this equates to a payment of £6,250

Full details on HCCs policy towards planning obligations may be found at the following web address; <http://www.hertsdirect.org/infobase/docs/pdfstore/planobsjan8.pdf>

Hertfordshire County Council as Highway Authority considers the proposal would not have an unreasonable impact on the safety and operation of the adjoining highways.

Lindsey Lucas

Date 22/03/2010

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