

MP

PLANNING DEPARTMENT

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Sent: 12 January 2012 11:22
To: Planning
Subject: Planning application S6/2011/2685/FP - Land adjoining 29 & 30 Greenfields

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

District ref: S6/2011/2685/FP
HCC ref: WH/382/2011
HCC received: 22/12/2011
Area manager: James Dale
Case officer: Lindsey Lucas

Location

Land adjoining 29 & 30 Greenfields
South Drive,
Cuffley

Application type

Full application

Proposal

Erection of two bungalows

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. Prior to first occupation of the development the associated car parking shown on approved plan 12021/001 shall be laid out and used for no other purposes. Reason: To ensure the development makes adequate provision for the off-street parking and manoeuvring of vehicles likely to be associated with its use.

2. C8.13 - No unbound material shall be used on the proposed access within 20 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.

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 Highways Area Office at Highways House, 41-45 Broadwater Road, Welwyn Garden City, Herts, AL7 3AX to arrange this.

AN2. Road deposits. Best practical means shall be taken at all times to ensure that all vehicles leaving the development 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. Reason. To minimise the impact of construction vehicles and to improve the amenity of the local area.

COMMENTS: This application is for two dwellings and three new parking spaces which would be accessed from the southern end of South Drive. South Drive is a local access road and it is proposed that the existing kerb would be removed to provide access to the three parking spaces.

It should be noted that the footway at the southern end of the road is not part of the public highway, whereas the carriageway is. To provide the access to the proposed parking spaces a new crossover will be required from the carriageway and the applicant will need to discuss the procedure for carrying out this work with Mid West Hertfordshire Highways Area Office (Telephone 01727 816000).

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 12/01/2012

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