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PLANNING DEPARTMENT
20 SEP 2012
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**Sent:** 19 September 2012 17:04  
**To:** Planning  
**Subject:** Planning application S6/2012/1635/FP - Twelve Apostles Church

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

**District ref:** S6/2012/1635/FP  
**HCC ref:** WH/385/2012  
**HCC received:** 28/08/2012  
**Area manager:** James Dale  
**Case officer:** Lindsey Lucas

**Location**  
 Twelve Apostles Church  
 Kentish Lane  
 Brookmans Park  
 Hatfield

**Application type**  
 Full application

**Proposal**  
 Retention of change of Use of land to create extension to existing car park and associated landscaping.

**Decision**  
 Notice is given under article 16 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 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 existing access onto Kentish Lane shall be reconstructed in accordance with the approved in principle plans 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. C.8.10 -Any gates to be provided shall be set back a minimum of 6.0m from the edge of carriageway and shall open inwards into the site.

Reason: In order that a vehicle may wait clear of the carriageway while the gates are being opened and closed,

3. C8.13 - No unbound material shall be used on the proposed access within 6 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.

4. Within four months of the grant of planning the applicant shall implement a "Green Travel plan" with the object of reducing the staff and visitors travelling to the development by private car which shall be first submitted to and approved by the Planning/Highway authorities.

Reason: To promote sustainable transport measures to the development.

#### Informatives

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. The highway authority require the construction of the vehicle cross-over to be undertaken such that the works are carried out to their specification and by a contractor who is authorised to work in the public highway. The applicant will need to apply to the Mid West Highways Area Office at Hertfordshire County Council, (tel 0300 1234047) to arrange this.

#### COMMENTS:

This application is for the change of use of land to create an extension to the existing car park and associated landscaping and vehicle crossover (existing access to Kentish Lane). The existing car park which provides 60 car parking spaces at the rear of the church is accessed from a crossover on Kentish Lane. Although the principle of an access at this location was agreed on the previous application in 2005, the access has never been constructed to the Highway Authority's standards and therefore I recommend that a condition is applied to any approval which ensures that the access is rebuilt to the appropriate standards prior to the use of any additional parking. With regard to the proposal to provide an additional 30 car parking spaces, WHBC are the parking authority and will determine the appropriate level of parking for this church, however I would point out that the highway authority are not aware of any problems being caused by excessive/bad parking on the highway. Kentish Lane, the B158 is a classified road designated as a secondary distributor road, with a speed limit of 60mph.

The NPPF states that decisions should take account of the opportunities for sustainable transport. Although this site is not well located for access by public transport, opportunities will exist for methods such as car sharing and the use of minibuses to provide alternatives to the use of individual vehicles. It would therefore be appropriate for the applicant to explore these possibilities and initiate a Green Travel Plan aimed at reducing car use to the site.

**Lindsey Lucas**

**Date 19/09/2012**

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