

(P5) CD

Sent: 30 September 2013 10:39
To: Planning
Subject: ✓ Planning application S6/2013/1469/FP - Oak Cottage Residential Home, 4 Wilkins Green Lane

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

District ref: S6/2013/1469/FP
HCC ref: WH/276/2013 (Amended)
HCC received: 27/09/2013
Area manager: James Dale
Case officer: Lindsey Lucas

Location

Oak Cottage Residential Home, 4 Wilkins Green Lane
Hatfield

Application type

Full application

Proposal

Erection of single storey side and rear extension and two storey rear and side extensions.

Amendment

Erection of single storey side and rear extension and two storey rear and side extensions.

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. Prior to first occupation of the development the associated car parking shown on approved plan labelled proposed parking plan 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.

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. 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.

AN2. The applicant is advised that the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority, Hertfordshire County Council. If necessary further details can be obtained from the County Council Highways via either the website <http://www.hertsdirect.org/services/transtreets/highways/> or telephone 0300 1234047 to arrange this.

COMMENTS:

These amendments show the inclusion of a staff accommodation annex, however this building already appears to exist and I assume that staff numbers are as given on the application form. As such the amended drawings do not alter the previous comments of the Highway Authority.

Although different numbers are given on the application form, the drawings show an increase in the number of rooms from 20 to 26. The Design and Access statement indicates that on site parking will be increased from 10 to 16 spaces. The proposed parking plan shows that all vehicles will be able to enter and leave the site in a forward gear.

Lindsey Lucas

Date 30/09/2013

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