

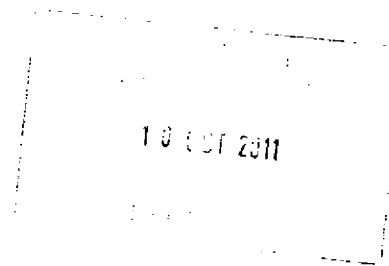
**Sent:** 07 October 2011 12:00  
**To:** Planning  
**Subject:** Planning application S6/2011/1709/FP - Carbone House, Carbone Hill,

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

**District ref:** S6/2011/1709/FP  
**HCC ref:** WH/245/2011 (Amended)  
**HCC received:** 06/10/2011  
**Area manager:** James Dale  
**Case officer:** Lindsey Lucas

**Location**

Carbone House, Carbone Hill,  
Northaw  
SG13 8RG



**Application type**

Full application

**Proposal**

Formation of new vehicular access following removal of existing vehicular access

**Amendment**

notification of amended drawings received 06/10/2011

**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 The Ridgeway shall be completed 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. Prior to the new access being brought into use the existing access at the junction of Carbone Hill and The Ridgeway shall be permanently stopped up to vehicular traffic and the highway reinstated to the satisfaction of the Highway Authority and Local Planning Authority

Reason: In the interest of road safety.

3. Concurrent with the construction of the access, visibility splays of 2.4m x 90m 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.

4. The gates should be located as shown on drawing number AT355-20 and shall open inwards into the site.

Reason: In order that a vehicle may wait clear of the highway while the gates are operated.

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 and the removal of the existing 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 Hertfordshire Highways Area Office at Highways House, 41-45 Broadwater Road, Welwyn Garden City, Herts, AL7 3AX to arrange this.

AN2. The construction of the vehicle crossover will require the culverting of the existing highway drain and this work should be carried out concurrent with the construction of the vehicle crossover. The developer will be required to pay all costs associated with this work

#### COMMENTS:

The proposal is for a new access to serve Carbone House and the closure of an existing access. The site is located at the junction of Carbone Hill with The Ridgeway. Carbone Hill is an un-numbered c road designated as a local distributor road and subject to a speed limit of 30mph. The Ridgeway, the B157, is designated as a secondary distributor and subject to a speed limit of 40mph. The property currently benefits from two points of access to the highway network, one on Carbone Hill and the other is located at the junction of Carbone Hill with The Ridgeway. It is proposed to close this access and replace it with a new access from The Ridgeway. The access on the corner of Carbone Hill and The Ridgeway is poorly sited.

The highway authority would have no reason to object to the relocation of this access. The proposed access is better sited than the existing and visibility splays of 2.4m x 90m can be provided within the existing highway verge. The gates are set 6m back from the edge of the carriageway.

The highway boundary is the fence line and I understand there is a highway drain in this highway verge that has recently been filled in by the property owner, without the permission of the highway authority. Once this drain has been reinstated, it may need to be culverted where it passes under the new vehicle crossover and the developer would be liable for the cost of these works.

Hertfordshire County Council as Highway Authority considers the proposal would not have an unreasonable impact on the safety and operation of the adjoining highways subject to the inclusion of the above conditions and informatives

**Lindsey Lucas**

**Date 07/10/2011**

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