

From: alan.story@hertfordshire.gov.uk
To: [Planning](#)
Subject: Planning application 6/2016/1068/FULL - Barham Court, 80 Station Road,
Date: 27 June 2016 09:13:20

Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)

District ref: 6/2016/1068/FULL

HCC ref: WH/123/2016

HCC received: 20/06/2016

Area manager: James Dale

Case officer: Alan Story

Location

Barham Court, 80 Station Road,

Cuffley

EN6 4HY

Application type

Full application

Proposal

Addition of use A3 to the Commercial Unit. This application is in relation to the commercial unit which is currently under construction. The original planning reference for the site is S6/2014/0243/MA

Decision

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.

HCC (as Highway Authority) provided comments and recommendations to the original 2014 (S6/2014/0243/MA) application – 31/03/2014, V.Vettivelu - and considered the demolition of the existing buildings and redevelopment to provide 24 residential apartments with 452m2 GEA of either A1, A2 retail or B1 commercial use at ground floor level, together with provision of car and cycle parking and bin storage, and minor works to formalise access and egress points into the site. In its conclusions HCC identified that the proposed development, when compared to the existing use of the site as a car show room and patrol filling station, would provide a net reduction in vehicle trips throughout the day. The development was provided with vehicular and pedestrian access from Station Road, with separate in/out vehicular access/egress arrangement. The proposed access/egress arrangement were to be located on the existing with some modification.

The application now submitted relates to the commercial element, and seeks to broaden permitted use classes within the commercial element, applying A3 use (Restaurants and cafés - For the sale of food and drink for consumption on the premises) in addition to the permitted retail, Financial and professional services and office uses.

Hours of use are described as 9am to 23:30 Monday-Sunday inc. Bank Holidays. HCC would consider that the use of the site would not generate significantly different levels of trips (including vehicular) to the already agreed uses, and would consider that most trips would occur off-peak. Any grant of consent in this matter would not materially impact on the highway or transportation network. The servicing requirements for the proposed use class would not differ significantly to those potentially occurring with the retail (A1) use, and therefore HCCs previous acceptance of the servicing arrangements to

serve the development remain unchanged.

The site is well located for passenger transport facilities.

On behalf of the County Council as Highway Authority I present no objection to the grant of consent in this matter.

Alan Story

Date 27/06/2016

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