

Stephen Anyanwu

JRAR CG

From: alan.story@hertfordshire.gov.uk
Sent: 03 February 2015 13:30
To: Planning
Subject: Planning application S6/2014/2763/FP - 18 Salisbury Square

DEPARTMENT

03 FEB 2015

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

District ref: S6/2014/2763/FP

HCC ref: WH/20/2015

HCC received: 22/01/2015

Area manager: James Dale

Case officer: Alan Story

Location

18 Salisbury Square

Hatfield

AL9 5BE

Application type

Full application

Proposal

Change of use from B1a office to C3 residential, and alterations to building to form 5 apartments, plus ancillary works

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.

I recommend inclusion of the following Advisory Note (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

AN2) Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

Comment:

I would observe that a previous application for this site has been commented upon by the County Council as Highway Authority. This earlier application (S6/2014/1321/OR) was for prior approval and related to 4

dwellings, I understand that this application was approved (14/8/14). The proposal now seeks external alterations to the building and shall provide 5 dwellings (1 additional to that sought under the previous application), comprising 4 x 2 bedroom units and 1 x 1 bedroom unit.

In assessing the earlier application HCC noted that development (4 dwellings) would unlikely result in a material increase or change in character of traffic in the vicinity of the site and therefore had no objection to this change of use. The net additional single dwelling would not materially change this view.

HCC has not, previously, disputed the statement within the Planning Statement that the office building has previously been occupied by 40 persons, and for a building of this scale and use would not be unexpected. The change of use to 5 residential units would reasonably represent a reduction in trips associated with the enjoyment of the building.

The County Council has observed that It is not possible to identify the impact of localised parking controls on the degree to which staff may have driven to the site, but agree that the change of use would reasonably result in a reduction in vehicle trips associated with the enjoyment of the site.

It shall be for the LPA to determine the application with regard to Parking. No parking is available to serve the development as existing, nor as proposed. The LPA, in determining the impact any potential parking in the vicinity associated with any change of use, shall need to consider the availability (or otherwise) of dedicated parking provision. It is, however noted that the site is located within the Boroughs Parking Zone (B01). Roads (including the majority of Park Road are subject to no waiting at anytime, with permitted parking opportunities being subject to permit parking or limited waiting (2 hours, no return within 2 hours, Monday to Friday 9am - 6pm). It is noted that the applicant site would potentially be eligible for permits, falling within the identified list of addresses. The Boroughs parking department should be consulted in this regard.

The application includes details of refuse / recycling stores to serve the development. These are located within an acceptable carry distance to point of collection (The Broadway, Hatfield (approx. 18m)).

I would observe that proposals to redevelop Salisbury Square have consent (providing for demolition of existing shopping parade building and construction of a new road and layout, S6/2011/1994/MA) and that this includes There is currently a pedestrian access to Salisbury Square opposite Fore Street. The proposal includes the reconstruction of the access to Salisbury Square opposite Fore Street, and shall allow vehicles to enter Salisbury Square from this direction. The road will be narrow and it will operate in a one direction, vehicles will not be permitted to exit into Park Street from this direction. This route would further facilitate servicing of the bin stores in the location shown.

The site enjoys a sustainable location being 200m (3 min walk) from Hatfield Station, and in turn Bus services available in the immediate vicinity to the station. The applicant has shown cycle parking which appears to be appropriate for the scale of the development to support the sustainability of the site.

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

Alan Story

Date 03/02/2015

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