

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

**District ref:** 6/2017/2105/RM

**HCC ref:** WH/236/2017 (Amended)

**HCC received:** 14/12/2017

**Area manager:** James Dale

**Case officer:** Alan Story

### **Location**

Plot 4100 Gypsy Moth Avenue  
Hatfield Business Park  
Hatfield

### **Application type**

Reserved matters

### **Proposal**

Approval of reserved matters (access, appearance, landscaping, layout and scale) for the erection of two motor retail showrooms and valet building with associated parking and landscaping of the approved outline planning permission 6/2015/2043/OUTLINE, dated 05/07/2017

### **Amendment**

there have been amendments in respect to the application submitted

### **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 subject to the following conditions:

1) Prior to the commencement of the use hereby permitted the proposed access, on-site car parking / sales and waiting, turning and loading / unloading areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use. Reason: To ensure the permanent availability of the parking /manoeuvring area, in the interests of highway safety

### **Comment:**

HCC provided response to the outline application (6/2015/2043/OUTLINE - Redevelopment to provide floorspace equivalent to 538 Units of Development (UD) (as set out in Schedule 1) for Use Classes B1, B2, SG and Hotel use on plots 4100, 5000, 5600 and 6000, with all matters reserved except access) in our response dated 28/6/2016. As part of this earlier consultation response, and in respect of access to plot 4100, regard was had to illustrative drawing DR-411-211 Rev 1).

This provided two accesses to serve the site, one onto Mosquito Way and another onto Gypsy Moth Avenue. The access onto Gypsy Moth Avenue was constructed at time of providing the earlier response and HCC had agreed that it shall fall within the limits of the highway boundary through the adoption process. This access is provided with centre island within Gypsy Moth Avenue prohibiting right hand turning movements. The access onto Mosquito Way would be a new access.

The applicant submits, in respect of reserved matters, revised site layout (Proposed Site Plan 3280/ 030). The accesses, as shown, respect that agreed in principle at Outline.

The applicant now submits drawings ITB13336-GA-004 and ITB13336-GA-005, now demonstrating that the access (Mosquito Way) is constructed appropriate to accommodate the provisions of pantechnicons expected to attend the site. Tracking for car transporters is shown supporting that the layout of the site enables vehicles to enter the site, manoeuvre such that they may offload and exit in forward gear ensuring that servicing can be accomplished solely within the site without undue detriment to the surrounding network.

Such matters constituted the highway authority earlier recommendation of refusal in this application (my comments 23/17/17 refer). The submitted plans now demonstrate the necessary information and overcomes the Highway Authorities earlier recommendation.

Drawing 3280 / 030 appears to have some detail in respect of swept paths of large vehicles (shown adjacent to the existing access on Gypsy Moth Avenue) however this swept path information is not visible beyond the extent of the carriageway, and therefore fails to demonstrate that the gate alignment and internal route configuration is appropriate to enable access for larger vehicles. It has previously been observed that the formation of access on Mosquito Way will necessitate the relocation of bus cage, and whilst drawing 3280/030 does provide details of a proposed solution in this matter, it shall require vehicles overtaking a stationary vehicle using the dedicated right hand turn lane, such a situation occurs to the north of Gypsy Moth Lane without evidence that it has resulted in problems. It is considered all such matters would be expected to be dealt with in respect of discharging condition 5 of the outline consent The Highway Authority has responded separately to this (district reference 6/2017/2625/COND), and submitted details do not address this point.

Presently Gypsy Moth Avenue / Mosquito Way remain privately maintained but are expected to transfer to the Highway Authority for future maintainance at public expense in the near future.

Double yellow restrictions would not prevent pantechnicons loading / unloading within Gypsy Moth Lane, interfering with the safe operation of the dedicated right hand turns along its' length if unable to access the site. Similarly, loading / unloading activity on Mosquito Way may prejudice the safety locally. It is unclear whether the parking and access arrangements within the site permit access and manoeuvring of such vehicles.

The Highway Authority accepted the trip rates under the Outline application. Subject to conditions, above, the Highway Authority presents no objections to the grant of consent.

**Alan Story**

**Date 18/12/2017**