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From: alan.story@hertfordshire.gov.uk
Sent: 21 November 2016 15:16
To: Planning
Subject: Planning application 6/2016/2251/MAJ - Beales Hotel, Comet Way

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

District ref: 6/2016/2251/MAJ
HCC ref: WH/235/2016
HCC received: 21/11/2016
Area manager: James Dale
Case officer: Alan Story

Location

Beales Hotel, Comet Way
Hatfield
AL10 9NG

Application type

Full application

Proposal

Erection of second floor extension to existing hotel, including a further 19 bedrooms and gymnasium (renewal of S6/2013/2174/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 recognise that whilst the described description is a renewal of a 2013 consent (district reference S6/2013/2174/MA), this in itself was a renewal of earlier consents, including S6/2010/2070/S73B and S6/2007/1492/MA.

The Highway Authority's response to each consultation has been consistent, noting that the proposal retain the same level of parking and access arrangements are unchanged. HCC has previously observed that earlier comments made remained relevant, despite changes to national planning policy (adoption of NPPF and deletion of planning guidance including, but not limited to, PPG13).

HCC has observed that each application has relied upon parking accumulation data from 2006, and the same information is submitted still. Evidence of this age cannot be relied upon.

It is still the case that the increase in bedrooms to the hotel does not result in an increase on existing parking supply. Opportunities for on-street parking locally are extremely limited. (Comet Way is designated a clearway prohibiting stopping even to set down / pick up, No parking is permitted on St Albans Road West (From Comet roundabout to j/w Poplar Avenue), No parking on Cavendish Way from Comet roundabout to College Lane / Bishops Rise, most residential roads are subject to parking controls between 9am and 4pm Mon-Fri during university term time, and roads within the Hatfield Business Park (former Hatfield Aerodrome) are controlled by a parking scheme. HCC do not consider that any limited opportunity for parking on-road arising from development proposals is not expected to cause highway safety / capacity concerns.

Hertfordshire County Council as Highway Authority considers the proposal repeat its' recommendation that the proposals would not have an unreasonable impact on the safety and operation of the adjoining highways and present no objection to the proposals.

Alan Story

Date 21/11/2016

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