

Wendy Birks

From: Anthony.Collier@hertfordshire.gov.uk
Sent: 19 March 2018 09:17
To: Planning
Subject: Planning application 6/2018/0291/HOUSE - 44 The Ridgeway

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

District ref: 6/2018/0291/HOUSE

HCC ref: WH/75/2018

HCC received: 02/03/2018

Area manager: Manjinder Sehmi

Case officer: Anthony Collier

Location

44 The Ridgeway
Cuffley
Potters Bar
EN6 4BA

Application type

Full application

Proposal

Erection of a double storey side and single storey rear extension, front porch with access, driveway and frontage alterations

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:

Conditions

Condition 1

Prior to the first occupation of the development hereby permitted any access gate(s), bollard, chain or other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 6 meters from the near channel edge of the adjacent carriageway . Any sidewalls / fences / hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the (outside) gateposts to the front boundary of the site

Reason: To enable vehicles to safely draw off the highway before the gate is opened.

Condition 2

Construction Traffic (Parking)

SHC 25: Development shall not commence until a scheme detailing provision for on-site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

Reason: To ensure adequate off-street parking during construction in the interests of highway safety.

Informatives

Storage of materials 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.

Obstruction of the highway 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.

Mud on highway AN3) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

New or amended crossover – construction standards AN4) Construction standards for new/amended vehicle access: Where works are required within the public highway to facilitate the new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

Comments The proposal is for works to the private residential dwelling situated at 44 The Ridgeway,, a 40mph secondary distributor road west of Cuffley.

There are no accidents recorded that would be associated with the sites access or its function in the previous five years according to our records.

The application for state4s that amendments to the access form the public highway are proposed, upon review this does not appear to be the formation of any additional accesses to the site, with the site having two vehicle access points currently. it would appear minor works are proposed including the addition of gates to the access. Due to the nature of The Ridgeway and its function as a secondary distributor road, it is conditioned that the gates be a minimum of 6 meters from the carriageway nearside edge, so as to ensure vehicles can fully draw off of the carriageway, as there is no footway this is unlikely to impede pedestrians.

the remainder of the proposal would be unlikely to impact highway safety

the changes would not give rise to a change in trip generation achievable at the site.

Due to the location, it is conditioned that a plan ensuring no on street parking during construction

Anthony Collier

Date 19/03/2018

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