

Wendy Birks

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**From:** Anthony.Collier@hertfordshire.gov.uk  
**Sent:** 26 March 2018 14:37  
**To:** Planning  
**Subject:** Planning application 6/2018/0426/HOUSE - 42 The Ridgeway

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

**District ref:** 6/2018/0426/HOUSE

**HCC ref:** WH/83/2018

**HCC received:** 13/03/2018

**Area manager:** Manjinder Sehmi

**Case officer:** Anthony Collier

**Location**

42 The Ridgeway  
Cuffley  
Potters Bar  
EN6 4BA

**Application type**

Full application

**Proposal**

Formation of a crossover, carriage drive, car lift and associated works.

**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.

**Informatives**

New or amended crossover – construction standards

AN1) 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.

Storage of materials AN2) 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 AN3) 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

AN4) 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.

#### comments

42 The Ridgeway, Potters Bar, a 40mph secondary distributor road serving residential properties. There have been no accidents reported in the previous five years relating to the site, according to our records.

The proposal would create an additional vehicle access to the site, with dimensions in drawing showing there is suitable space for vehicles to draw clear of the highway and reduce the likelihood of causing any delay to other highway users.

the internal dimensions of the property allow vehicles to enter and exit the site in a forward gear and use the carriage function of having two cross overs

there is not a footway in front of the property so no pedestrian impact would occur.

it is considered unlikely that any impact to highway safety nor capacity would occur as a result of this proposal, and the highway authority present no objections

**Anthony Collier**

**Date 26/03/2018**

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