

Wendy Birks

From: Anthony.Collier@hertfordshire.gov.uk
Sent: 23 April 2018 09:17
To: Planning
Subject: Planning application 6/2018/0804/FULL - The Spinney

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

District ref: 6/2018/0804/FULL

HCC ref: WH/112/2018

HCC received: 06/04/2018

Area manager: Manjinder Sehmi

Case officer: Anthony Collier

Location

The Spinney
High Road
Essendon
Hatfield
AL9 6HT

Application type

Full application

Proposal

Erection of 3 dwellings (1 x 3-bedroom and 2 x 4-bedroom) following the demolition of existing buildings

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

Provision of Visibility Splays – SHC; Prior to the first occupation of the development hereby permitted a visibility splays shall be demonstrated and provided to the LPA for approval, and thereafter provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway

Reason: In the interests of highway safety.

Informatives

1. Construction standards.

Where works are required within the public highway to facilitate the new vehicle 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. Before works commence the applicant will need to apply to Hertfordshire County Council Highways team to obtain their permission and requirements. Their address is County Hall, Pegs Lane, Hertford, Herts, SG13 8DN. Their telephone number is 0300 1234047.

2. Storage of materials

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.

3. Obstruction of the highway

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

4. 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

The Application proposes the increase of residential provision at the site 'the spinner', from one private dwelling to three, with a new vehicle access onto the B158, a 60mph secondary distributor road near the village of Essendon.

The proposal retains an existing access and include a new access serving two dwellings. The new access is acceptable and the proposal includes a transport statement with a road safety audit demonstrating the acceptability of the arrangements and visibility. Whilst the proposed visibility is described as acceptable within the road safety audit, the plan included demonstrating the visibility is unclear/unreadable and therefore required to demonstrate the acceptability (conditioned)

It is understood that the actual speed of vehicles travelling on the B158 at the sites access is below the 60mph speed limit.

The location of the access in relation to adjacent accesses is acceptable.

further to this, there are no accidents recorded in the previous five years relating to the site nor its access or any other associated highways aspect according to our records.

The addition of two residential dwellings would not represent a severe impact to highway capacity at this location.

Pedestrian provision is good, and whilst amenities are a distance above guidance the footways make them accessible for the location.

Off street parking provision is included, and includes EV charging infrastructure appropriate for the development, total provision is not specifically set out physically, however two garage spaces are provided per dwelling and significant areas for off street parking for each dwelling available, the LPA may wish to review total provision. All spaces/access arrangements are demonstrated as acceptable. Refuse access is considered but comment should be sought from relevant collection services,

It is noted that the fire service have commented on the application and present no objections (but require provision)

The proposal is unlikely to represent a severe impact to highway capacity, nor have a detrimental impact to highway safety, the highway authority therefore present no objections

Anthony Collier

Date 23/04/2018

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