



Mark Youngman  
Development Management Group Manager  
Hertfordshire County Council  
Postal Point CH0242  
County Hall  
Pegs Lane  
Hertford  
SG13 8DE

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

**Director of Planning**

Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
Hertfordshire  
AL8 6AW

District ref: 6/2022/2065/COND  
HCC ref: WH/13705/2022  
HCC received: 7 September 2022  
Area manager: Matthew Armstrong  
Case officer: Samuel Tearle

**Location**

HERTFORDSHIRE CONSTABULARY STANBOROUGH ROAD WELWYN GARDEN CITY AL8 6XF

**Application type**

Discharge of Condition

**Proposal**

Submission of details pursuant to conditions 1 (Gosling Sports Park car park), 9 (phase 1 car parking disabled access), 13 (c only) (tree protection), 17 (phase 2 - car parking disabled access), and 20 (phase 3 non-native species management) on planning application 6/2021/2125/MAJ

**Recommendation**

Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission for Conditions 9 and 17, and recommends the Local Planning Authority reviews the comments in relation to Condition 1.

**ANALYSIS / COMMENTS:**

**Description of Proposal**

An approval of details application has been submitted for the discharge of Conditions 1, 9, 13, 17 and 20 that were attached to the Decision Notice of permitted application 6/2021/2125/MAJ.

The Highway Authority did not recommend these conditions as part of their statutory consultee response to 6/2021/2125/MAJ, however, the transport related conditions (1, 9, 17) have been reviewed in the sections below.

### **Condition 1**

The Decision Notice defines Condition 1 as:

*No development shall take place, until full details are submitted to and provided in writing to the Local Planning Authority of the extent of the car park at the Gosling Sports Park to be blocked off during each development phase and the timeframe that full access would be reinstated. Details shall also be provided of the car park usage and whether steps are required for temporary car parking provision and its location. These details shall be agreed in writing by the Local Planning Authority and maintained for the duration of the development unless any changes occur to which the applicant contact the Local Planning Authority in writing.*

*Reason: To protect the long term interests of the Gosling Sports Park and ensure adequate car parking facilities for this use in accordance to the National Planning Policy Framework, Policy M14 of the District Plan 2005 and the Council's Car Parking Standards SPD.*

To support the discharge of Condition 1, the applicant has submitted a Letter by Vincent+Gorbing dated 2nd September 2022 and Drawing No. HCHQ-VGA-XX-XX-DR-AR-00140 Rev PL01.

When reviewing the supporting information against the Condition 1 criteria, the Highway Authority note that the extent of blocking off of the car park has been suitable shown, however, the usage of the car park has only been described in the supporting letter as 'low / declining popularity'.

The Local Planning Authority (Welwyn Hatfield) should determine whether this description is acceptable / accurate or whether historical survey data should be obtained.

### **Condition 9**

The Decision Notice defines Condition 9 as:

*Phase 1: Prior to above ground works, sections of the buildings to be constructed linking to the nearest car parking for disabled access shall be submitted to and approved in writing by the Local Planning Authority.*

*The development shall be constructed in accordance with these section plans.*

To support the discharge of Condition 9, the applicant has submitted Drawing Nos. HCHQ-VGA-XX-XX-DR-AR-00142 PL01 & AR-00143 PL01 which shows the decant accessible parking route to entrance and the Dog Unit respectively. The Highway Authority have reviewed the drawings and does not wish to raise an objection.

### **Condition 17**

The Decision Notice defines Condition 17 as:

*Prior to above ground works, sections of the buildings to be constructed linking to the nearest car parking for disabled access shall be submitted to and approved in writing by the Local Planning Authority.*

*The development shall be constructed in accordance with these section plans.*

To support the discharge of Condition 17, the applicant has submitted Drawing No. DR-AR-00144 Rev PL01 which shows the accessible route to the building entrance. The Highway Authority have reviewed the drawings and does not wish to raise an objection.

**Conclusion**

The Highway Authority did not recommend these conditions as part of their statutory consultee response to 6/2021/2125/MAJ, however, recommend that the LPA considers whether historical surveys / data is required to justify the loss of the GSC parking as part of Condition 1.

The Highway Authority does not wish to raise an objection to the discharge of Conditions 9 & 17.

**Signed**

Samuel Tearle

13 September 2022