

Mark Youngman  
Development Management Group Manager  
Hertfordshire County Council  
Postal Point CHO242  
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: 6/2021/3172/FULL  
HCC ref: WH/11418/2022  
HCC received: 14 March 2022  
Area manager: Matthew Armstrong  
Case officer: Paul Marshall

**Location**

51 KENTISH LANE HATFIELD AL9 6NG

**Application type**

Full Application

**Proposal**

Change of use of site (house and garden) from a dwellinghouse (Use Class C3) to a mixed-use as a dwellinghouse (Use Class C3) and for commercial film-making and photographic activities (Sui-Generis)

**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 recommends that permission be refused for the following reasons:

There is insufficient information supplied with this application to enable the Highway Authority to reach a recommendation. In the absence of the necessary information, the Highway Authority recommends refusal due to doubt over possible implications for highway safety and convenience. Please see reasons for refusal below:

- a) Information on provision of a full-time traffic marshal with industry qualifications and certification.
- b) Further information demonstrating a possible clear route for vehicles wishing to leave when maximum parking has been reached.
- c) Details of permission for use of parking area at the Rookery Café and other measures if this is not approved, or future sale of land.
- d) Information on sustainable transport options for the site

COMMENTS

The proposals are for the Change of use of site (house and garden) from a dwelling house (Use Class C3) to a mixed-use as a dwelling house (Use Class C3) and for commercial film-making and photographic activities (Sui-Generis).

#### SITE DESCRIPTION

The existing site is in the form of a detached dwelling and garden. There are two vehicular accesses, both in the form of footway crossovers, that link as a driveway internal to the site. Kentish Lane is a classified B-road and a secondary traffic distributor road in Hertfordshire, subject to 40mph speed limit. There have been no recorded accidents in a rolling 5-year period. There are no parking/waiting controls present in Kentish Lane since all properties have generous front private driveways meaning that there is minimal parking overspill onto the highway.

#### POLICY REVIEW:

The key documents used to assess the application are

- Manual for Streets 2007
- National Planning Policy Framework (July 2021);
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
- Roads in Hertfordshire Design Guide 3rd Edition -2011
- Cycle Infrastructure Design DfT Local Transport Note 1/20 (July 2020)

#### PLANNING HISTORY

The Highway Authority have previously issued a pre-application response dated 27th July 2021 and a further emailed response dated 29th July 2021. The initial pre-application response requested mitigation in a number of areas should a full application come forward. In the main, comments on this full application are based on the applicant's response to that advice.

#### DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: Planning Statement, Site Plan, and Event Management Plan (EMP)

#### ACCESS

The existing access from Kentish Lane is to be used with no improvement or adjustment.

#### ANALYSIS

An Event coordinator has been allocated and details provided (see section 1.7 to 1.11) The Highway Authority are satisfied with these details.

The Event Management Plan (section 2.7) states that there will be a maximum of 20 people on site associated with filming activities at any time. It also stated there will be no more than 4-6 activities per month. The Highway Authority need more clarity if the maximum of 20 people means 20 vehicles?

The Event Management Plan (section 2.8 & 2.9) states a nominated parking and traffic marshal will be provided for all commercial filming and photography events. The Highway Authority are satisfied with this provision and the stated responsibilities with the Plan. However, further information is required as there must be a full-time traffic marshal that is duly qualified for the role with a recognised industry qualification.

Drawing Nos 21092-004 & 21092-001(Appendix B) has shown that with the assistance of the above stated Traffic Marshall, up to 20 vehicles can be accommodated on site and there will be sufficient room for a minibus / panel van to exit in a forward gear. Drawing 005 Potential Parking Space Arrangements does not show a possible clear route should vehicles need to leave with the maximum limit of 20 on site. For example, should vehicle 6 on the drawing need to leave the site?

The Event Management Plan (Appendix B & section 2.14) states that mesh matting is to be used on the front lawn to prevent mud transfer onto the local highway. The Highway Authority are satisfied with this arrangement.

The Event Management Plan (sections 2.19 to 2.22) has detailed an 'Off-Site Parking / Waiting Area'. The applicant has proposed to use of the parking area of the Rookery Café. The EMP states: No parking restrictions have been noted at the car park and it is therefore considered suitable for two purposes: as a waiting point, and a parking area. More information is needed as this is a suggestion only and not with the permission of the owners of the café. What happens if the permission is not given and if at some point the land is sold?

The Drawing No 21092 (Appendix B) has suitably shown a fire appliance will be able to access the site with the assistance of the Traffic Marshal. The Highway Authority are satisfied with these arrangements.

The Event Management Plan (section 3) has included details for the Monitoring and Annual Review. The Highway Authority are satisfied with these details.

The Event Management Plan (section 4.2) states All filming activities will take place inside the house or rear garden, and no filming will take place in the front garden. The Highway Authority are satisfied with these details and arrangements.

#### Sustainability

The proposals should reflect that sustainable travel options have been considered. The first being policy, local and national. Hertfordshire's Local Transport Plan 4 (LTP4) and the National Planning Policy Framework (NPPF)

#### Policies

LTP 4 Policy 1 Opportunities to reduce travel demand and the need to travel

Vulnerable road user needs (such as pedestrians and cyclists)

Passenger transport user needs

Powered two-wheeler (mopeds and motorbikes) user needs

Other motor vehicle user needs

LTP 4 resonates and supports the National Planning Policy Framework (NPPF) Section 9 Promoting sustainable transport. Sub-section 104 (c) which states: opportunities to promote walking, cycling and public transport use are identified and pursued.

Section 4.17 of the Planning Statement states: 'The Accompanying Events Management Plan seeks to mitigate any potential impact to the local highway network and neighbouring properties arising from the proposed use. It sets out a variety of measures which will be in place to ensure that there will not be any adverse impacts on highways safety'.

There is no information provided on what other sustainable transport options are available. These may include, but not limited to, a database of car sharing, opportunities for bus travel (bearing in mind

there is a bus stop on the Great North Road 4 minutes' walk from the site) and subsidising public transport.

#### CONCLUSION

The Highway Authority accept in principle the proposals but require further information to be satisfied that sustainability and safety have been fully considered.

**Signed**

Paul Marshall

25 March 2022