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**To:** [Planning](#)  
**Subject:** Planning application 6/2019/2313/FULL - 101 Brookmans Avenue  
**Date:** 25 October 2019 08:56:10

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

**District ref:** 6/2019/2313/FULL

**HCC ref:** WH/285/2019

**HCC received:** 22/10/2019

**Area manager:** Manjinder Sehmi

**Case officer:** Paul Marshall

**Location**

101 Brookmans Avenue

Brookmans Park

AL9 7QG

**Application type**

Full application

**Proposal**

Erection of six dwellings following 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:

The proposals are for the erection of 6 x detached family sized dwellings with associated landscaping and off-street parking following demolition of existing buildings.

Con1) Concurrent with the use of the accesses on Golf Club Road, visibility splays of 2.4m x 33m shall be provided and permanently maintained in each direction within which there shall be no obstruction to visibility between 600mm and 2m above the carriageway level. Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018). Con2) Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan drawing number 485018-4 in accordance with the highway specification. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway. Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018). Con3) Prior to the first occupation of the development hereby permitted vehicular and pedestrian access to and egress from the adjoining highway shall be limited to the accesses shown on drawing number 485018-4 only. Any other access or egress shall be permanently closed, and the highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority, concurrently with the bringing into use of the new access. Reason: To ensure construction of a satisfactory development and in the interests of highway safety and amenity in accordance with Policies 5 and 7 of Hertfordshire's Local Transport Plan (adopted 2018).

## Advisory Notes

HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980. 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

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspxor> by telephoning 0300 1234047.

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

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

Comments / Analysis The application is to demolish the existing dwelling on Brookmans Avenue and erect 2 dwellings, a further three dwellings will be erected and will be accessed from Golf Club Road. History. The Highways Authority has commented previously on similar applications for the site: Erection of 5 detached dwellings S6/2019/0434/FULL Erection of five bed detached dwelling S6/2010/0236/FP Time extension of planning permission S6/2010/0236/FP (erection of five bed detached dwelling) S6/2012/2681/S73B In 2014 a Transport Statement was provided for the 14 residential dwellings under Use Class C3. Comments for this application are essentially the same. Golf Club Road The site is on Golf Club Road which lies on the edge of the urban area of Brookmans Park and abuts houses in Brookmans Avenue, a residential street. To the north and west are the Golf Club buildings and the golf course land. To the east of Golf Club Road are the buildings and playing fields of Chancellor School. Golf Club Road is a private road owned by Hertfordshire County Council, running northwards from the staggered crossroads with Brookmans Avenue / George's Wood Road / Mymms Drive. Golf Club Road measures approximately 4.1m in width at its narrowest point on approach to its junction with Brookmans Avenue and operates as a shared surface street. At present, Golf Club Road serves Brookmans Park Golf Club and the six residential dwellings located in Ash Close, which have full and unrestricted access. Golf Club Road is subject to an informal speed limit of 10mph and is also utilised by pupils who walk to Chancellor's School via a gated pedestrian access to the school playing fields, at which point the junction of Golf Club Road and Brookmans Avenue is visible. There is no vehicular access to the school from Golf Club Road, which is designated as North Mymms Public Footpath 68. In 2014 a multimodal traffic survey was undertaken on Golf Club Road in order to obtain a profile of movements over a period between 0700 and 1400. The peak period for both pedestrians and vehicles was between 0800 - 0900, during which time there were 42 two-way vehicular movements and 173 two-way pedestrian movements. Of these movements, 168 were schoolchildren accessing the Chancellor's School. No cycle activity was observed on Golf Club Road however, this may have changed. The survey indicated that there is little vehicular drop off activity on Golf Club Road itself, with only one drop off recorded during the AM peak hour. It is expected that this profile of movements is unlikely to have significantly changed in the past 5 years. However, taking into account the current proposals the peak period between 0800 - 0900 two-way vehicular movements

within Golf Club Road will increased by approx. 2 movements (outbound) in the AM peak (similar, but opposing, in the PM peak) associated with the development. Conclusions. Golf Club Road behaves as a shared surface road and maintainable at public expense. Roads in Herts direct that no greater than 50 dwellings shall be served by a shared surface therefore the proposals are within the requirement. The proposals for Golf Club Road are for the erection of 3 dwellings with associated access and parking. Two crossovers are proposed onto Golf Club Road in addition to the existing rear crossover. There are already two crossovers onto Golf Club Road, one will be made redundant. However, as there is no separate footway for pedestrians and the road provides a route to the local school. MfS (section 7.2.14) identifies that shared surface streets are likely to work well where the volume of motor traffic is below 100 vehicles per hour (vph) (peak). Noting the evidenced level of existing vehicular use by the golf club, and the anticipated level of traffic from the development hereby considered, there is no evidence that the arrangement would be severely impacted. Golf Club Lane along its' length is straight, with adequate forward visibility.

I have included a condition that visibility splays of 2.4m x 43m should be provided to provide adequate visibility between the accesses for both vehicles and pedestrians using Golf Club Road. This will require the removal of some of the existing vegetation. The two proposed crossovers will need to be built in accordance with the Highway Authority's specification. The proposals include 3 parking spaces per dwelling indicated on Drwg 485018-4 is 4.8 x 2.4 wide with the required 6m clearance which is the recommended dimensions in Manual for Streets 8.3.58 and 8.3.51. The proposed second crossover is not subject to the Highway Authority specification. The Highway Authority are limited in the extent to which it is able to comment, noting that Brookmans Avenue is a privately maintained road, and therefore beyond the authority of the Highway Authority who are responsible for all roads / footways / verges etc. that are considered maintainable at public expense (the public highway). However, the local planning authority may wish to take note of specifications applied to Highway Authority roads for the proposed gates. We advise gates should be hung to open inwards, set back, and thereafter retained a minimum distance 5.5 metres from the edge of the highway. This would provide a safety measure as it gives space for vehicles to draw off the carriageway safely. Hertfordshire County Council as Highway Authority considers the proposals would not have an unreasonable impact on the safety and operation of the adjoining highways. Therefore; the Highway Authority would not wish to restrict the grant of planning permission subject to the inclusion of the above condition and informatives.

**Paul Marshall**

**Date 25/10/2019**

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