

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

District ref: 6/2017/2105/RM

HCC ref: WH/236/2017

HCC received: 03/10/2017

Area manager: James Dale

Case officer: Alan Story

Location

Plot 4100 Gypsy Moth Avenue

Hatfield Business Park

Hatfield

Application type

Reserved matters

Proposal

Approval of reserved matters (access, appearance, landscaping, layout and scale) for the erection of two motor retail showrooms and valet building with associated parking and landscaping of the approved outline planning permission 6/2015/2043/OUTLINE, dated 05/07/2017

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:

1) The applicant has failed to demonstrate that the development proposals in respect of layout provide adequately for deliveries to the site. Development proposals may result in an unacceptable impact on the safety of road users of Gypsy Moth Avenue / Mosquito Way and interfere with the efficient movement of traffic including buses.

Comment:

HCC provided response to the outline application (6/2015/2043/OUTLINE - Redevelopment to provide floorspace equivalent to 538 Units of Development (UD) (as set out in Schedule 1) for Use Classes B1, B2, SG and Hotel use on plots 4100, 5000, 5600 and 6000, with all matters reserved except access) in our response dated 28/6/2016. As part of this earlier consultation response, and in respect of access to plot 4100, regard was had to illustrative drawing DR-411-211 Rev 1).

This provided two accesses to serve the site, one onto Mosquito Way and another onto Gypsy Moth Avenue. The access onto Gypsy Moth Avenue was constructed at time of providing the earlier response and HCC had agreed that it shall fall within the limits of the highway boundary through the adoption process. This access is provided with centre island within Gypsy Moth Avenue prohibiting right hand turning movements. The access onto Mosquito Way would be a new access.

The applicant submits, in respect of reserved matters, revised site layout (Proposed Site Plan 3280/ 030). The accesses, as shown, respect that agreed in principle at Outline, however fails to provide further details necessary in respect of the new access to demonstrate to the Highway Authority that the access is appropriate.

Drawing 3280 / 030 appears to have some detail in respect of swept paths of large vehicles (shown adjacent to the existing access on Gypsy Moth Avenue) however this swept path information is not visible beyond the extent of the carriageway, and therefore fails to demonstrate that the gate alignment and internal route configuration is appropriate to enable access for larger vehicles. It has previously been observed that the formation of access on Mosquito Way will necessitate the relocation of bus cage, and whilst drawing 3280/030 does provide details of a proposed solution in this matter, it shall require vehicles overtaking a stationary vehicle using the dedicated right hand turn lane, such a situation occurs to the north of Gypsy Moth Lane without evidence that it has resulted in problems. It is considered all such matters would be expected to be dealt with in respect of discharging condition 5 of the outline consent

Presently Gypsy Moth Avenue / Mosquito Way remain privately maintained but are expected to transfer to the Highway Authority for future maintainance at public expense in the near future.

Noting that the layout of the site is a matter on upon which the reserved matters is sought, HCC would expect to see that the site provides adequately for turning of vehicles associated with its use within the site. Noting the car retail use proposed, it is not unreasonable to expect pantechnicons delivering vehicles and unclear whether the site layout permits vehicles to manoeuvre within the site in order that they may exit in forward gear, or provide opportunities within the site for turning. The Boroughs own District Plan SPD supplements Policy D1 Quality of Design in the District Plan stating that all new developments should incorporate adequate provision for access and servicing which meet the requirements of the local highway authority. Sites across the Business Park provide for turning of operational service vehicles within the sites and loading / unloading of deliveries. It is considered reasonable to expect that car transporters shall be used to deliver vehicles to the showroom, and therefore details should be provided in respect of arrangements for on-site deliveries in order to ensure that disruption to public transport and other highway users does not occur.

Double yellow restrictions would not prevent pantechnicons loading / unloading within Gypsy Moth Lane, interfering with the safe operation of the dedicated right hand turns along its' length if unable to access the site. Similarly, loading / unloading activity on Mosquito Way may prejudice the safety locally. It is unclear whether the parking and access arrangements within the site permit access and manoeuvring of such vehicles.

The Highway Authority are unable to assess the impacts of the development in respect of deliveries to the site, and therefore request that such information be provided.

Alan Story

Date 23/10/2017

****Disclaimer**** The information in this message should be regarded as confidential and is intended for the addressee only unless explicitly stated. If you have received this message

in error it must be deleted and the sender notified. The views expressed in this message are personal and not necessarily those of Hertfordshire County Council unless explicitly stated. Please be aware that emails sent to or received from Hertfordshire County Council may be intercepted and read by the council. Interception will only occur to ensure compliance with council policies or procedures or regulatory obligations, to prevent or deter crime, or for the purposes of essential maintenance or support of the email system.