

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

District ref: 6/2017/0618/FULL

HCC ref: WH/91/2017

HCC received: 18/04/2017

Area manager: Manjinder Sehmi

Case officer: Anthony Collier

Location

58 Plough Hill

Cuffley

Potters Bar

EN6 4DS

Application type

Full application

Proposal

Erection of a detached dwellinghouse following the demolition of existing

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.

Informatives

Construction standards. AN1) 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. Storage of materials AN2) 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.

Obstruction of the highway AN3) 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 AN4) 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.

The proposal is for the demolition and replacement of a single private residential dwelling to Hill Rise road in Cuffley. The proposal includes the stopping up of the existing VXO and a new VXO located centrally to the development. Hill Rise is a local access road providing frontage access in a residential setting. The sites redevelopment is unlikely to result in a material impact to highway capacity or impact on residential amenity and access within Hill Rise and the wider highway network. For the proposed site on Hill Rise, the access is located close to the B157 junction, however the revised VXO is an improvement to the distance from the junction. There are no accidents on our records reported in the previous five years relating to the site or associated access. Visibility is acceptable and the development is unlikely to impact upon highway user intervisibility. As such, the revised access is unlikely to increase any safety concerns with the existing vehicular access. The site is subject to existing waste collection arrangements and I see no reason why this would be affected. The LPA is advised to review the total parking provision at the site. The site is 0.5 miles from the nearest train station (Cuffley), and access to the bus network is within 0.3 miles. No aspects of the design prevent the use of sustainable modes of transport such as walking or cycling. The proposal is unlikely to have a material impact on highway safety / capacity, and I therefore present no objection.

Anthony Collier

Date 04/05/2017

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