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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: 6/2020/0935/MAJ
HCC ref: WH/1778/2020
HCC received: 5 May 2020
Area manager: Matthew Armstrong
Case officer: Shamsul Huda

Location

Comet Hotel, St Albans Road West, Hatfield, AL10 9RH

Application type

Full Application

Proposal

Temporary partial change of use of Student Accommodation (Sui Generis) to Serviced Apartments (C1)

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.

If the planning authority resolves to grant permission, the highway authority recommend inclusion of the following advisory note to ensure that any works within the highway are carried out in accordance

Advisory Notes

Extent of Highway Information

AN*) Extent of Highway: Information on obtaining the extent of public highway around the site can be obtained from the HCC website: www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/extent-of-highways.aspx.

Storage of materials

AN*) 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.aspx> by telephoning 0300 1234047.

Obstruction of the highway

AN*) 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.

Mud on highway

AN*) 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 <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

Policy Review

As part of the Design and Access statement, the application should take account of the following policy documents;

- National Planning Policy Framework (July 2018);
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
- Roads in Hertfordshire Design Guide 3rd Edition -2011

Planning History:

- WH/179/2019 District Ref: 6/2019/0957/LB
- WH/127/2019

COMMENTS:

The WH planning authority seeks the views of the Highway Authority for temporary use of 154 rooms of student accommodation (Comet Hotel) as serviced apartment C1 use. It has been proposed that the temporary permission starts on the 1 September 2020 and runs until 30 September 2021. The primary focus of the use will remain as student as that is our client's core business, but this temporary change will provide the required flexibility for up to 154 rooms for alternative residential use. The applicant site is located at corner of Comet Way and St. Albans Road West in Hatfield. Both roads classified as principle road-A.

Trip Rates:

The application has supported by any design and access statement or transport statement. However, this is an exciting and ongoing business as of student accommodation for mainly for Hertfordshire university. Hence, the Highway Authority has considered that the proposal of change of use from student accommodation to serviced apartment (C1) wouldn't generate significant number of additional trips to the site comparing to its current use

Access:

The application site can be accessed via two well established accesses from Comet Way and St. Albans Road Wes. The submitted application suggest no new access or alteration to the existing access to or from the public highway is proposed. The existing accesses are good enough to serve the proposed development for next one year (Sept 2020 to Sept.2021)

Visibility:

The current visibility splay at the access are acceptable and would not be greatly affected due to the proposed change of use.

Sustainability:

The application site is located` within the Hatfield town centre and all key services can be accessed via all types of transports.

Parking:

The key concern of the proposal is parking provision within the development site. The current users (mainly students) are considered as car free users. Therefore, proposed change of use into service apartment will generate some addition parking demands to the site.

However, the developer has mentioned (via email to planning officer) that there are currently 100 parking space which would be available for the new customers. Also, the applicant has assured that allocation of rooms and parking will be co-ordinated, and parking will effectively limit the potential occupiers of the rooms as would normally be the case

The above option would be acceptable in the highway terms. However, parking standards should be determined by the Local parking authority. This is something that the planning officer would need to consider.

Conclusion:

Hertfordshire County Council as the Highway Authority has considered that the proposal of development would be acceptable in the highway terms. Therefore, HCC has recommended no objection to the proposal subject to the above informative

Shamsul Huda

26 May 2020