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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: 6/2020/1177/FULL  
HCC ref: WH/2322/2020  
HCC received: 22 June 2020  
Area manager: Alan Story  
Case officer: Paul Marshall

**Location**

FIRST AND SECOND FLOOR 12 HARPSFIELD BROADWAY HATFIELD AL10 9TF

**Application type**

Full Application

**Proposal**

Retention of the use of the first and second floor levels from Retail (A1) to 2 small HMO units (with no more than four occupants each).

**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.

Hertfordshire County Council as Highway Authority considers the proposal would not have a severe residual impact on the safety and operation of the adjoining highways and would not wish to restrict the grant of planning permission.

**COMMENTS**

The proposals are for a retrospective application for change of use of the first floor and second floor level from Retail (A1) to 2 small HMO units (with no more than four occupants each). The site is Harspsfield Broadway and is located in a residential / business area. The site is on an unclassified local access road and subject to a 30-mph speed limit. There have been no recorded accidents in a rolling 5-year period road

**PLANNING HISTORY**

The application site has previous planning history with application 6/2018/3182/FULL

**DRAWINGS**

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers PR-E001,3 PR-L001, EX-E001-3, EX-P001,3 and 4. EX-S001

#### PARKING

There are no proposals to change any existing parking. The site is opposite the Galleria with ample multi-storey parking.

#### ACCESS

No new access proposed

#### EMMERGENCY ACCESS

The nature of the site puts the proposals / access within 45 meters from the public highway (As required in accordance to MfS 6.7.2)

#### REFUSE / RECYCLING

The proposals for recycling bin storage are in line with Manual for Streets MfS 6.8.9 residents should not be required to carry waste more than 30m

#### CONCLUSION

The proposals are car free with no changes to access or parking therefore, there are no highway issues. It is likely that any associated vehicle trips from the proposals would be less than the existing A1 retail use, if this indeed were in use (as application is retrospective)

This level of development is unlikely to generate any extra movements which would ultimately lead to demonstrable harm to the highway network in terms of free flow and capacity therefore; the highway authority would not wish to restrict the grant of planning permission.

**Signed**

Paul Marshall

6 July 2020