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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: 6/2020/1344/FULL
HCC ref: WA/2339/2020
HCC received: 23 June 2020
Area manager: Alan Story
Case officer: Vetti Vettivelu

Location

BELL BAR PET FARM BELL LANE BROOKMANS PARK HATFIELD AL9 7AY

Application type

Full Application

Proposal

Change of use of amenity land to residential driveway with new dropped kerb to highway

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:

Planning Application

The planning application is for installation of a dropped kerb vehicular crossover and to create a driveway with gates.

Site and Surrounding

The planning application site is Bell Bar Pet farm, off Bell Lane. Brookmans Park. The property is a detached house situated on a large plot in Brookmans Park and accessed via an Electric gate and a driveway with ample on-site parking.

Proposal:

The proposal is a for a vehicle crossover from A1000 Great North Road an additional access/egress to the existing off Bell lane.

a. *Great North Road is a main distributor road. The access is in contrary to the Hertfordshire County Council's policies on Road hierarchy where the policy states, "Only consider new access onto primary and main distributor road where special circumstances can be demonstrated in favour of the proposal" and no special circumstances have been demonstrated.*

b. *Hertfordshire County Council's Guidance on Vehicle Cross overs state that if a property already has a dropped kerb, the Council will not normally approve a second dropped kerb unless there is sufficient space within the boundary of the property to drive a vehicle on and off the driveway in forward gear.*

Bell Lane where the existing access is an unclassified local access road and the suitable road to provide access to the above site and it is possible to enter and leave the site in forward gear.

Recommendation

In view of the above reasons the highway authority recommends that the application to be refused.

Signed

Vetti Vettivelu

14 July 2020