

Mark Youngman  
Development Management Group Manager  
Hertfordshire County Council  
Postal Point CHO242  
County Hall  
Pegs Lane  
Hertford  
SG13 8DE

**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: 6/2020/1365/FULL  
HCC ref: WH/2321/2020  
HCC received: 22 June 2020  
Area manager: Alan Story  
Case officer: Paul Marshall

**Location**

34 VINEYARDS ROAD NORTHAW POTTERS BAR EN6 4PA

**Application type**

Full Application

**Proposal**

Erection of a 5-bedroom detached dwelling including formation of new vehicular crossover

**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 subject to the following conditions:

**CONDITIONS**

CON1) The gradient of the vehicular access shall not exceed 1:10 for the first 5 metres into the site as measured from the near channel edge of the adjacent carriageway.

Reason: To ensure construction of a satisfactory access and in the interests of highway safety and amenity in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

**INFORMATIVES:**

AN1) 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.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047

AN2) Parking and Storage of materials: The applicant is advised that all areas for parking, storage, and delivery 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/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.

AN3) Construction standards for new/amended vehicle access: Where works are required within the public highway to facilitate the new or amended vehicular 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. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/drop-ped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.

## COMMENTS

The proposals are for the erection of a 5-bedroom detached dwelling including formation of new vehicular crossover Vineyards Road is a classified and provides a local distributor function in the road hierarchy. The vehicle speeds past this site are limited to 30 mph. There have been no recorded accidents in a rolling 5-year period.

## PLANNING HISTORY

The application site has previous planning history with S6/1056/87/OP

## DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers DPL/20/02-1 - Plans and elevations of the proposed dwelling, site and location plans and existing and proposed street scenes plus 18753/T/01-01 - Topographical survey plan

## PARKING

Drawing DPL/20/02-1 demonstrates the proposal are in accordance Manual for Streets 8.3.58, which states 'The recommended dimensions of off-street parking bays are that they are laid out as a rectangle at least 4.8 m long by 2.4 m wide for the vehicle'. Furthermore, vehicles are able to access turn around and egress on to the highway in forward gear.

## ACCESS

The proposed new VXO / dropped kerb shown on drawing DPL/20/02-1 would need to be in accordance with HCC's 'Residential Dropped Kerbs: Terms and Conditions' the driveway should be of a bound material to reduce the risk of loose surface dressings entering the highway.

## GRADIENT

See condition above

## VISIBILITY

The location and vehicular to vehicular visibility from the PROPOSED / EXISTING access is considered to be acceptable and in accordance with 'Manual for Streets (MfS)' and 'Roads in Hertfordshire: A Design Guide'

## EMMERGENCY ACCESS

The nature of the site puts the proposals 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

Subject to the conditions informatives, 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

13 July 2020