

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: 6/2020/1566/FULL
HCC ref: WH/2692/2020
HCC received: 21 July 2020
Area manager: Alan Story
Case officer: Paul Marshall

Location

8 HARPSFIELD BROADWAY HATFIELD AL10 9TF

Application type

Full Application

Proposal

Change of use from A1 (newsagents) to A5 (Caribbean takeaway)

Decision

OTHER

The proposals are for the change of use from A1 (newsagents) to A5 (Caribbean takeaway).

The application site comprises one of the central units in a parade of seven units which front directly onto Harpsfield Broadway and Comet Way beyond it. It is a small unit with a very limited floorspace. The parade is a standalone building with a mix of uses at ground floor level and predominantly office and residential use above. On the opposite side of Comet Way is the Galleria Centre with a wide range of retail and other outlets, while to the rear of the parade is Parkhouse Court, a recently- built mixed use retail centre.

Harpsfield Broadway is an unclassified local access road with a speed limit of 30mph. There have been no reported accidents in a rolling 5-year period.

It is likely that ant trips generated by the proposals will be the same or less than the original use. Furthermore, the trips are likely to be outside of the recognised peak periods

Conclusion

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

24 July 2020